



APPLICATION ACCEPTED: August 22, 2012
BOARD OF ZONING APPEALS: October 31, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 24, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-HM-054

HUNTER MILL DISTRICT

APPLICANTS/OWNERS: Hai and Christine Tran

STREET ADDRESS: 2403 Hunter Mill Road, Vienna, 22181

TAX MAP REFERENCE: 37-2 ((1)) 28

LOT SIZE: 1.94 acres

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISION: 8-923

SPECIAL PERMIT PROPOSAL: To permit fence greater than 4.0 feet in height in a front yard.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

O:\rhorner\Special Permits\Tran\Tran staff report.doc

Rebecca Horner

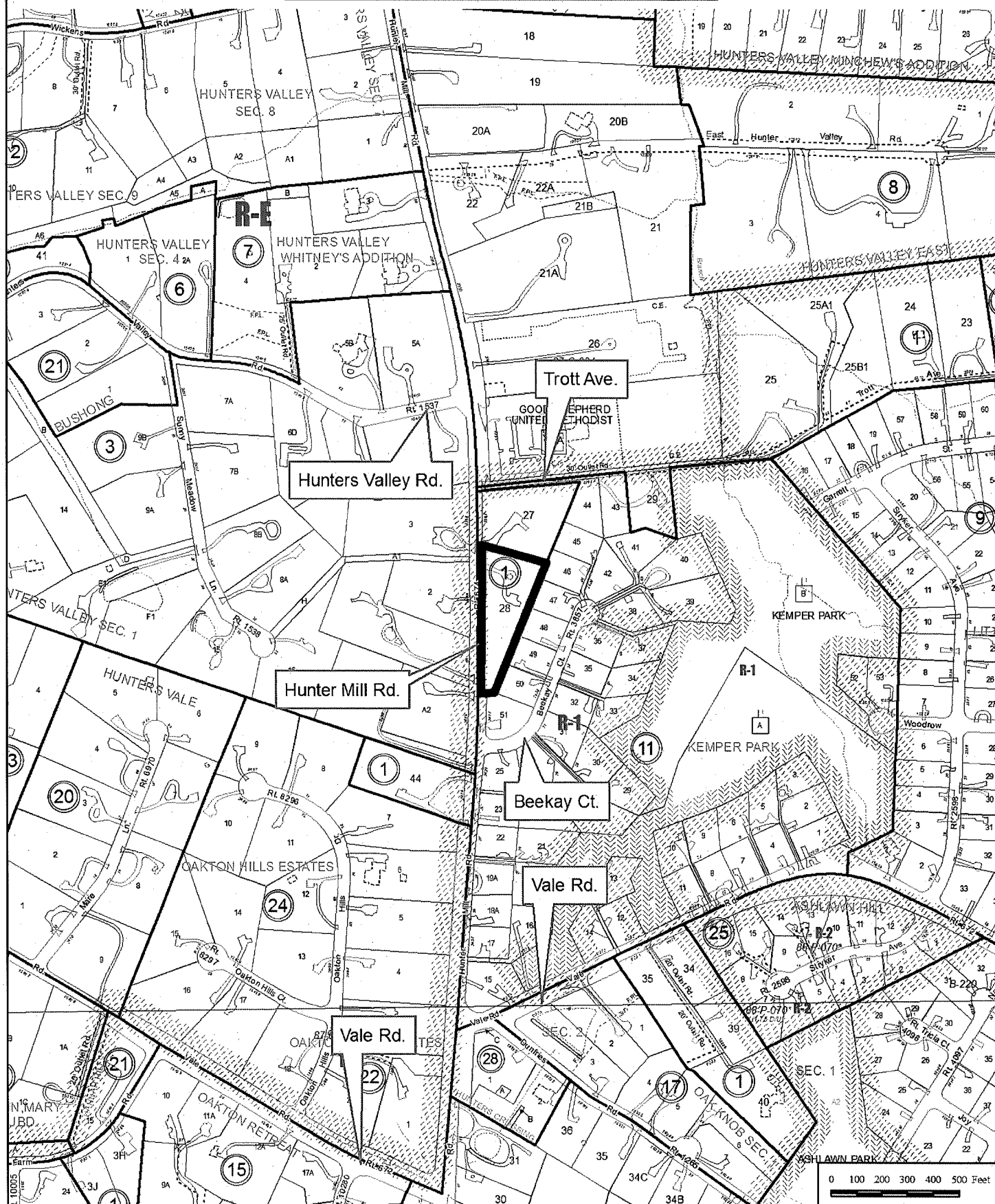


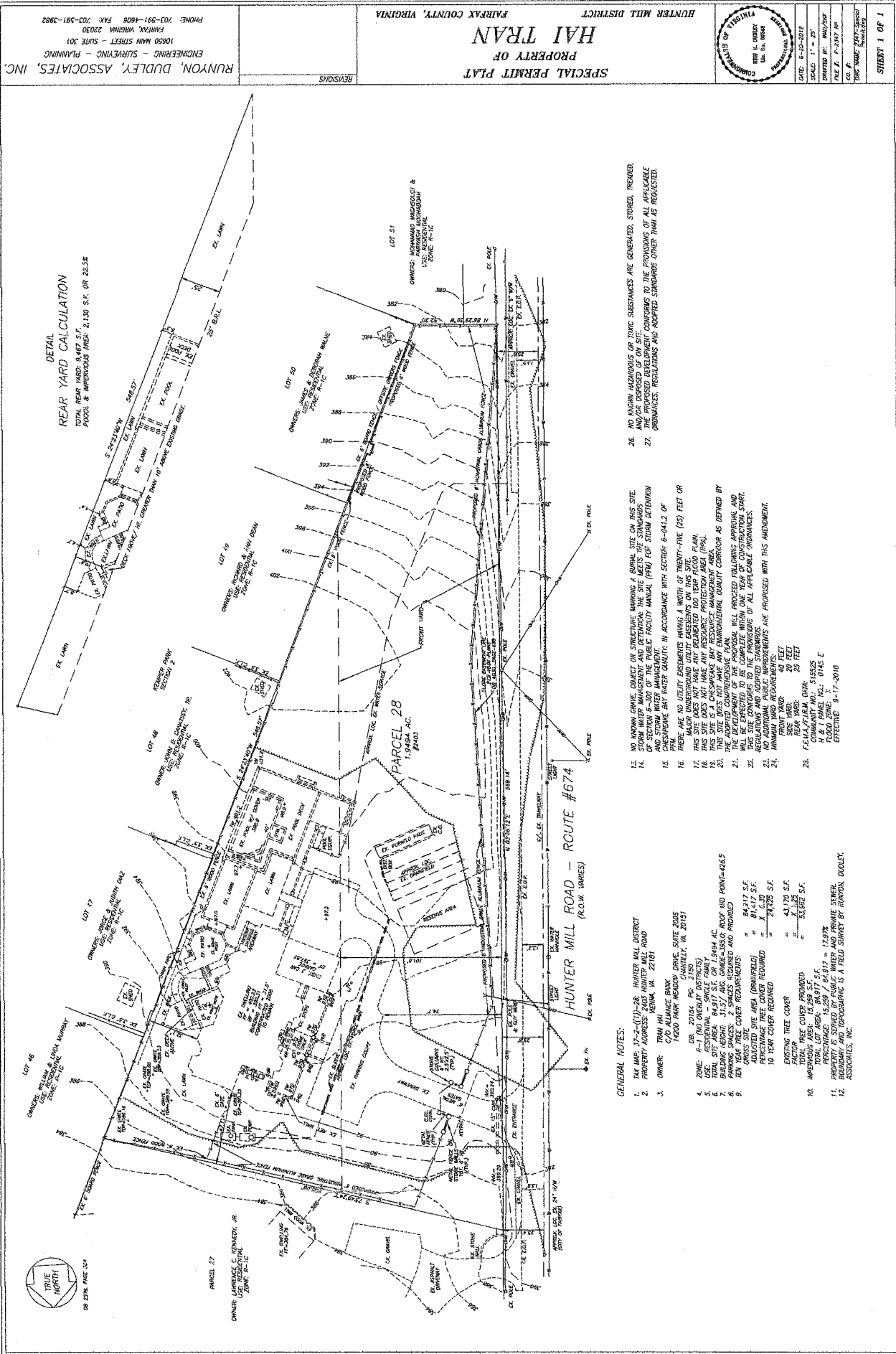
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2012-HM-054
HAI TRAN AND CHRISTINE TRAN



SP 2012-HM-054
HAI TRAN AND CHRISTINE TRAN





REAR YARD CALCULATION
 DETAIL
 PARCEL 28: 8,497 S.F.
 PARCEL 27: 2,135 S.F. OR 22.35
 PARCEL 26: 2,135 S.F. OR 22.35

OWNER: LARRY C. KENNEDY, JR.
 10050 MAIN STREET - SUITE 101
 FARMER, VIRGINIA 22030
 PHONE: 703-591-4606 FAX: 703-591-3982

REVISIONS
 RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT PLAN
 PROPERTY OF
 HAI TRAN
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SHEET 1 OF 1

- GENERAL NOTES:
1. TAX MAP: 37-2-(11)-28, HUNTER MILL DISTRICT
 2. PROPERTY ADDRESS: 2403 HUNTER MILL ROAD
 3. OWNER: TRAN HAI
 4. TIME: 10:00 AM, 10/10/2000
 5. TOTAL SITE AREA: 8,497 S.F. OR 1.948 AC
 6. TOTAL LOT AREA: 8,497 S.F. OR 1.948 AC
 7. BUILDING HEIGHT: 31.5' MAX. ELEVATION: 100' PROPOSED
 8. 10 YEAR TREE COVER REQUIREMENTS: 8,497 S.F.
 9. PERCENTAGE TREE COVER REQUIRED: 24.28 S.F.
 10. 10 YEAR COVER REQUIRED: 24.28 S.F.
 11. EXISTING TREE COVER: 43,170 S.F.
 12. FACTOR: 0.56
 13. MINIMUM TREE COVER REQUIRED: 33,592 S.F.
 14. TOTAL LOT AREA: 8,497 S.F.
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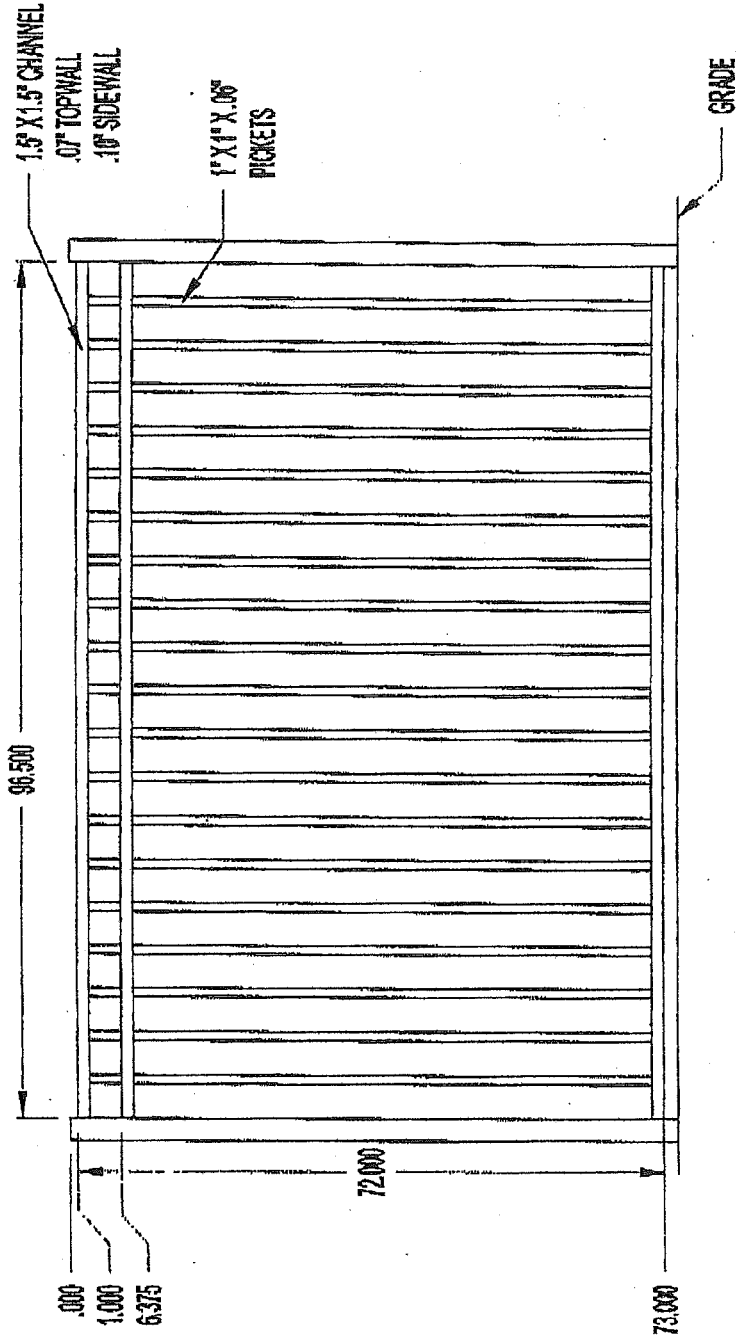
PANEL INDUSTRIAL SCOTT 72" 3-CH FLUSH BOTTOM	
COMPANY:	DATE 11/08/06
P.O.:	
JOB: Q06110802	
COLOR:	
APPROVAL SIGNATURE (REQUIRED)	



Handwritten signature/initials

Handwritten signature/initials

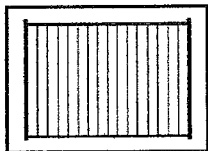
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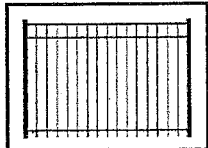
CAD SCALE 1

FLAT TOP *Ascot*

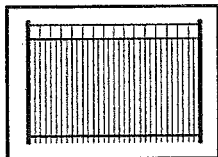
2 or 3-Channel. Versatile with classic styling.



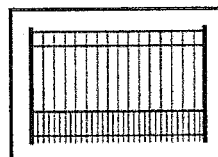
ASCOT 2-CHANNEL



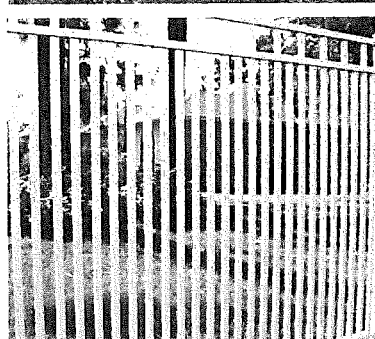
ASCOT 3-CHANNEL



ASCOT ROYALE

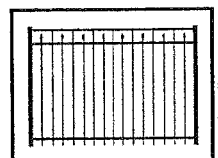


ASCOT PUPPY-PICKET

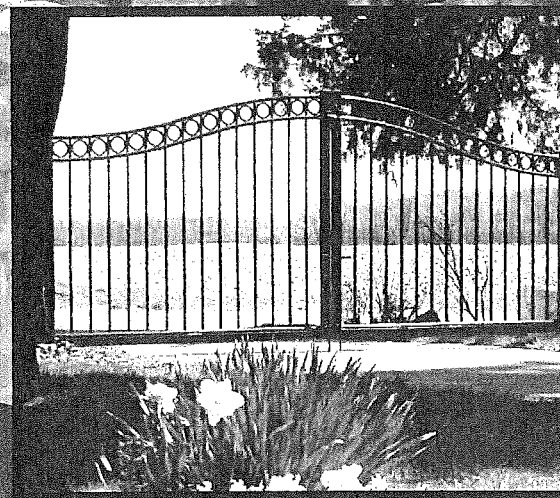


Canterbury

3-Channel Only. Decorative
choice for safety barriers.



CANTERBURY



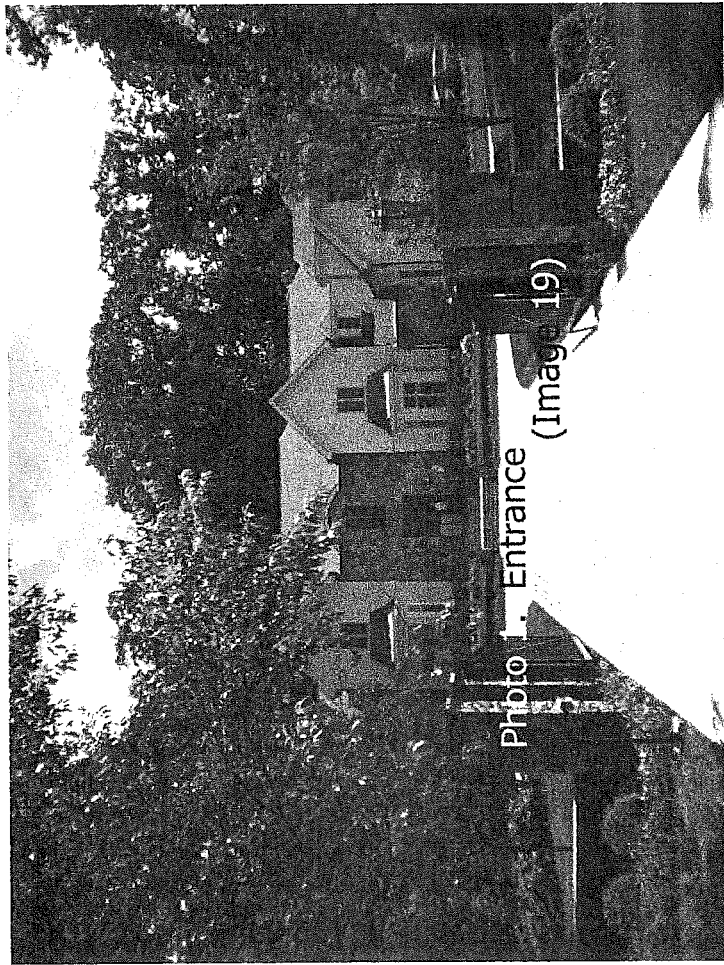
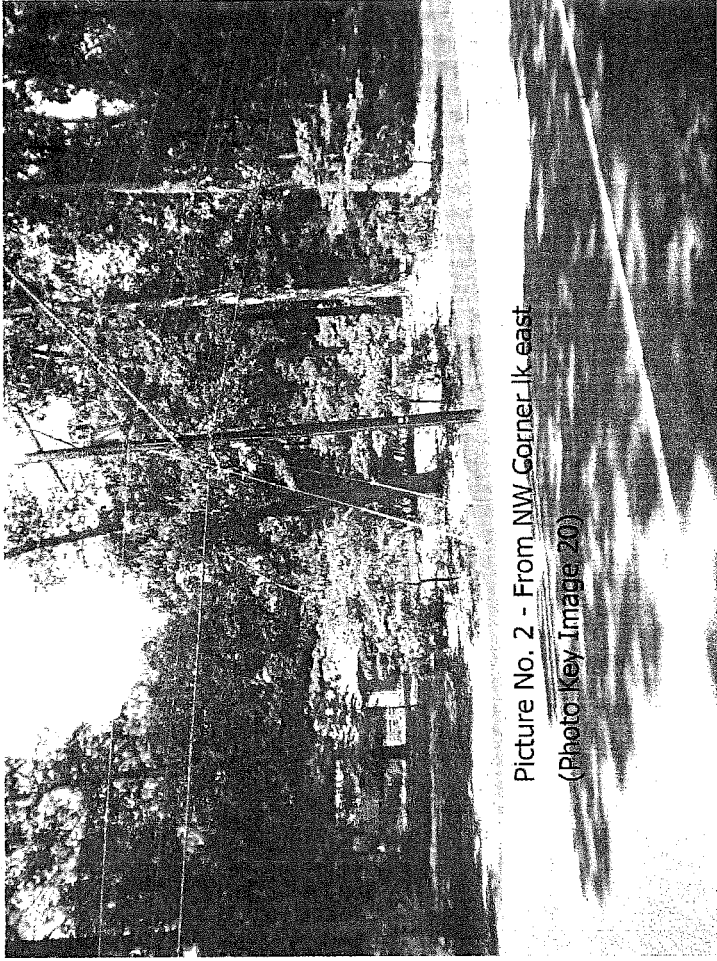
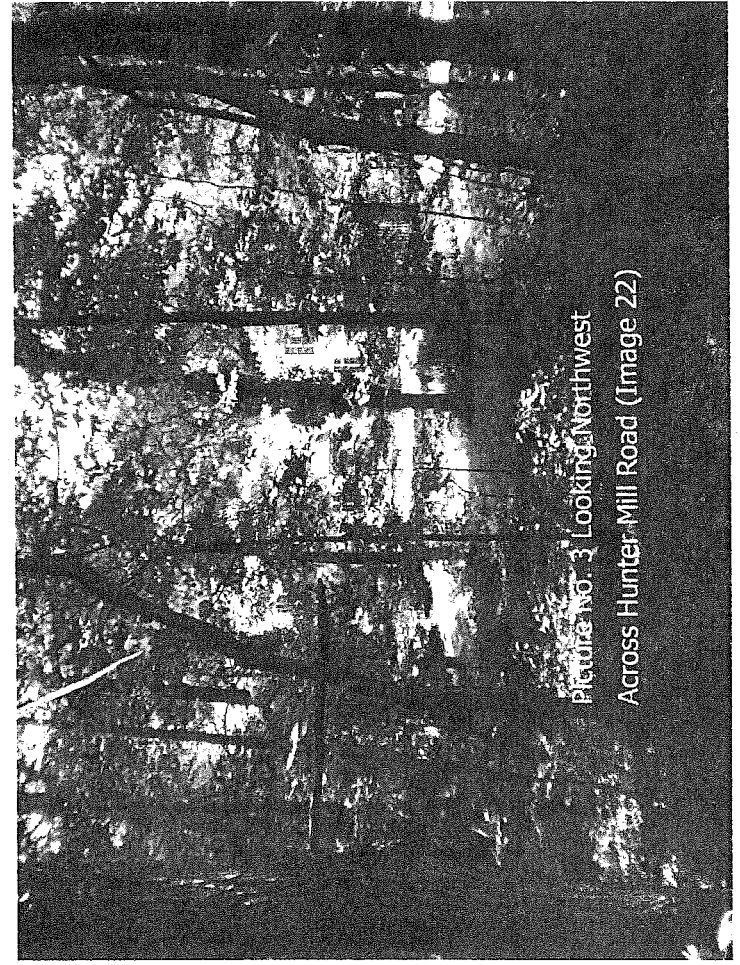


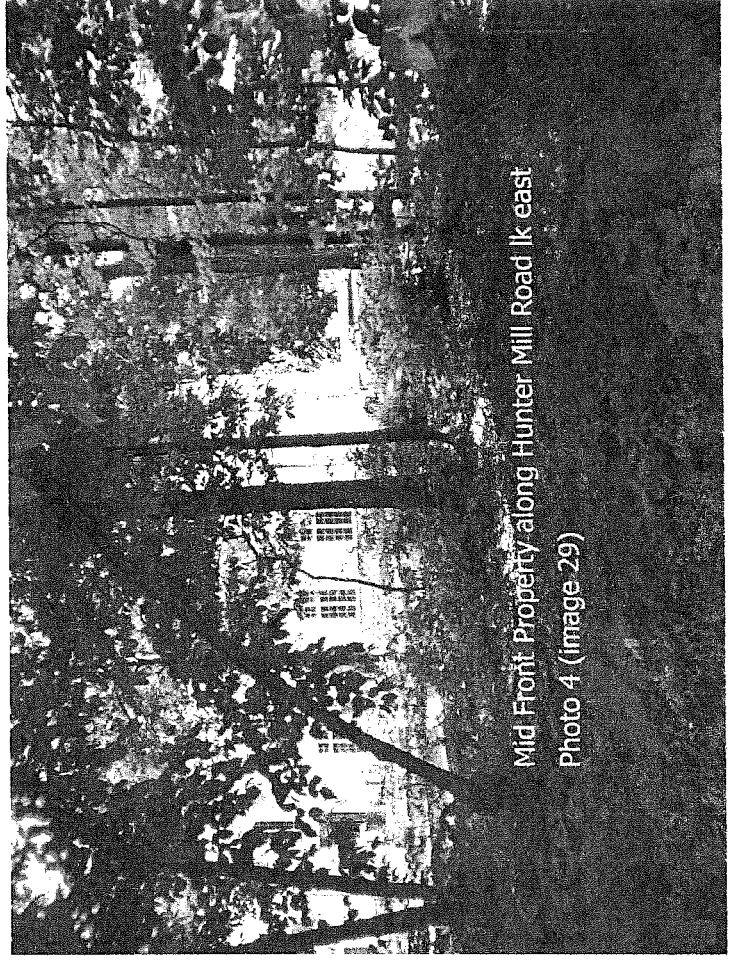
Photo 1 Entrance
(Image 19)



Picture No. 2 - From NW Corner Ik east
(Photo Key Image 20)



Picture No. 3 Looking Northwest
Across Hunter Mill Road (Image 22)



Mid Front Property along Hunter Mill Road Ik east
Photo 4 (image 29)

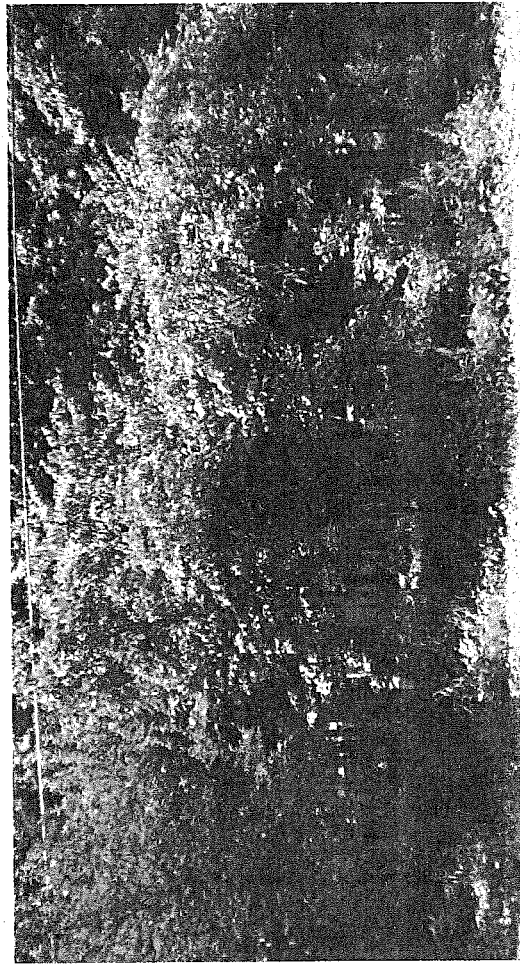
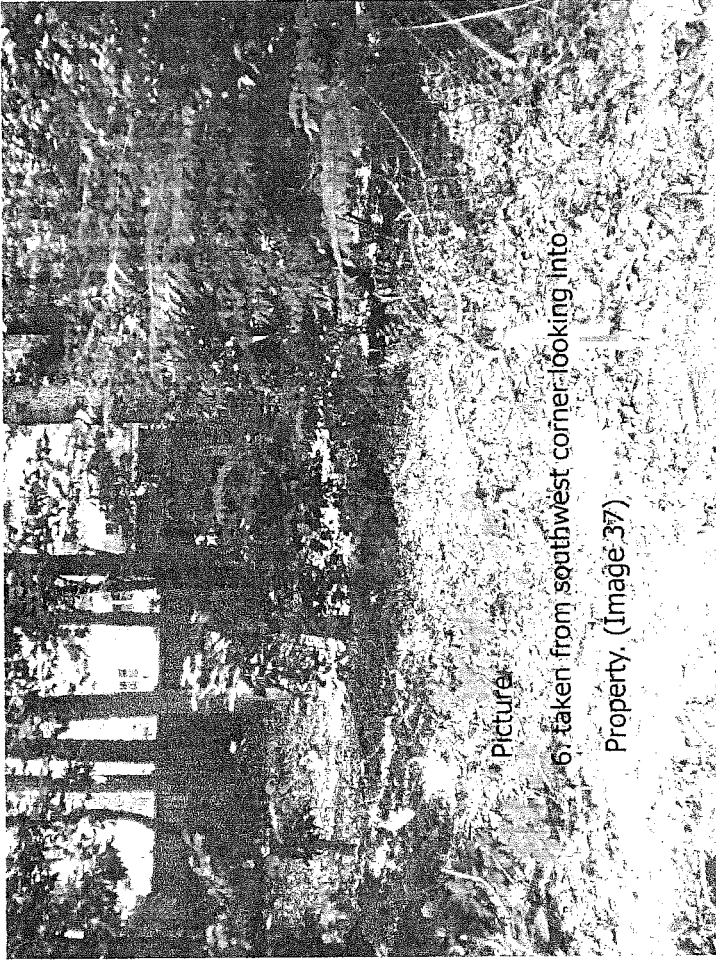


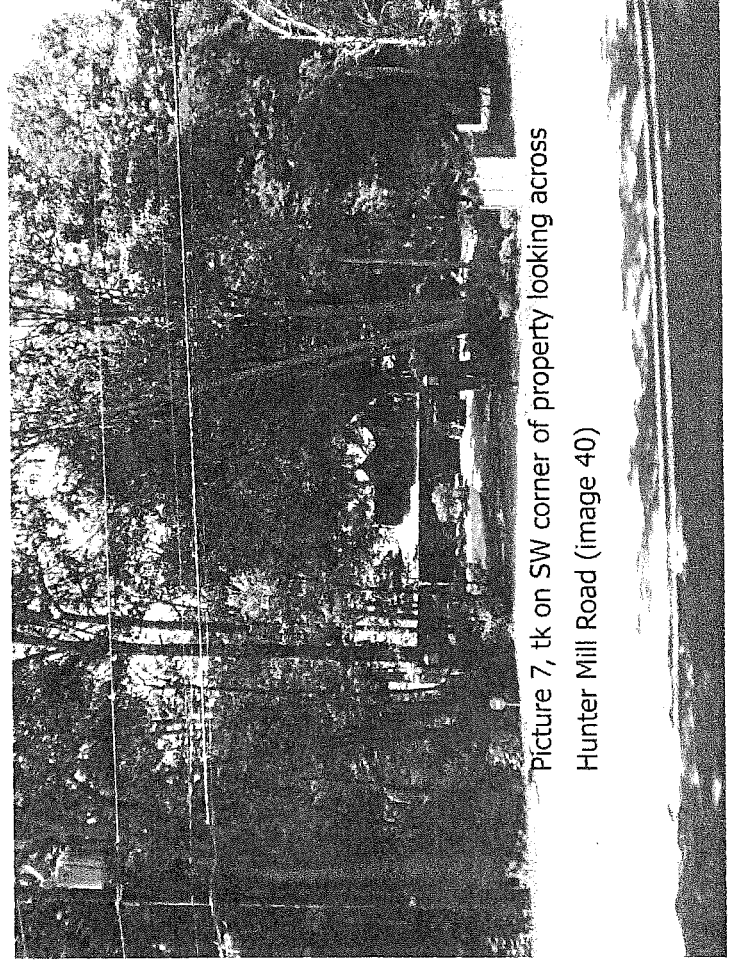
Photo 5 (image 30) mid-point 1k west across Hunter Mill Road



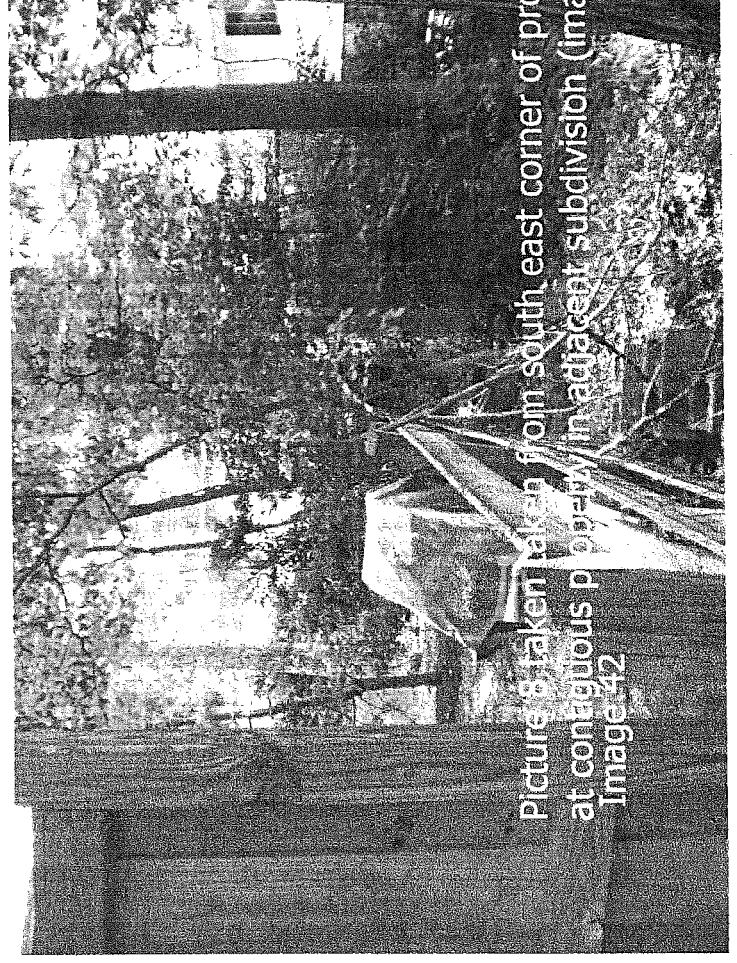
Picture 6

6 taken from southwest corner looking into

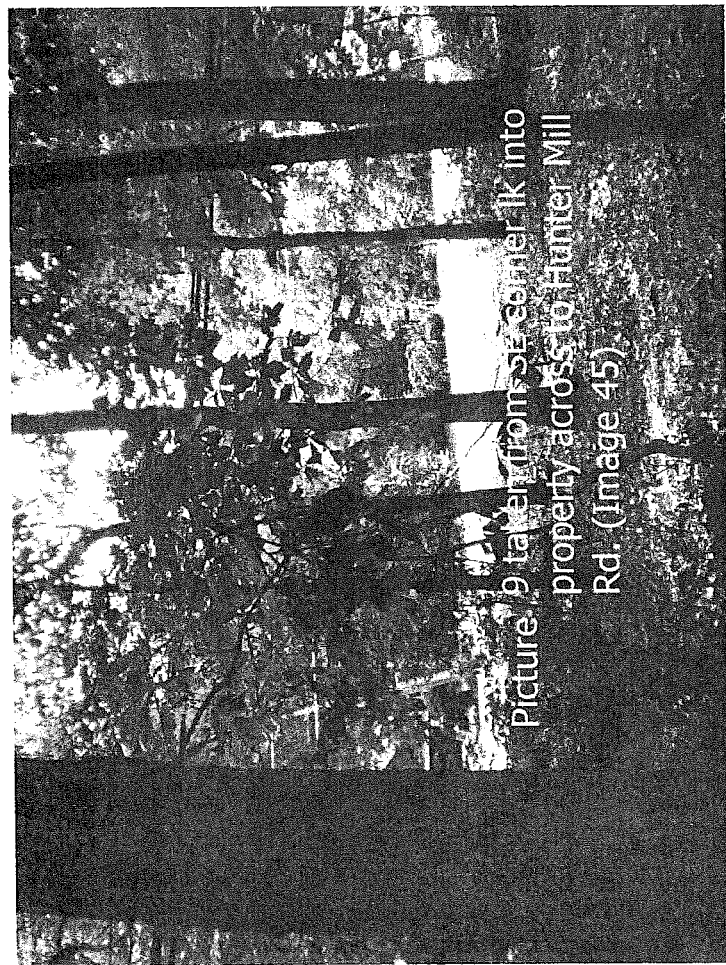
Property. (Image 37)



Picture 7, tk on SW corner of property looking across
Hunter Mill Road (image 40)



Picture 8 taken from south east corner of pro
at contiguous property in adjacent subdivision (ima
Image 42



Picture 9 taken from SE corner 1K into property across to Hunter Mill Rd. (Image 45)

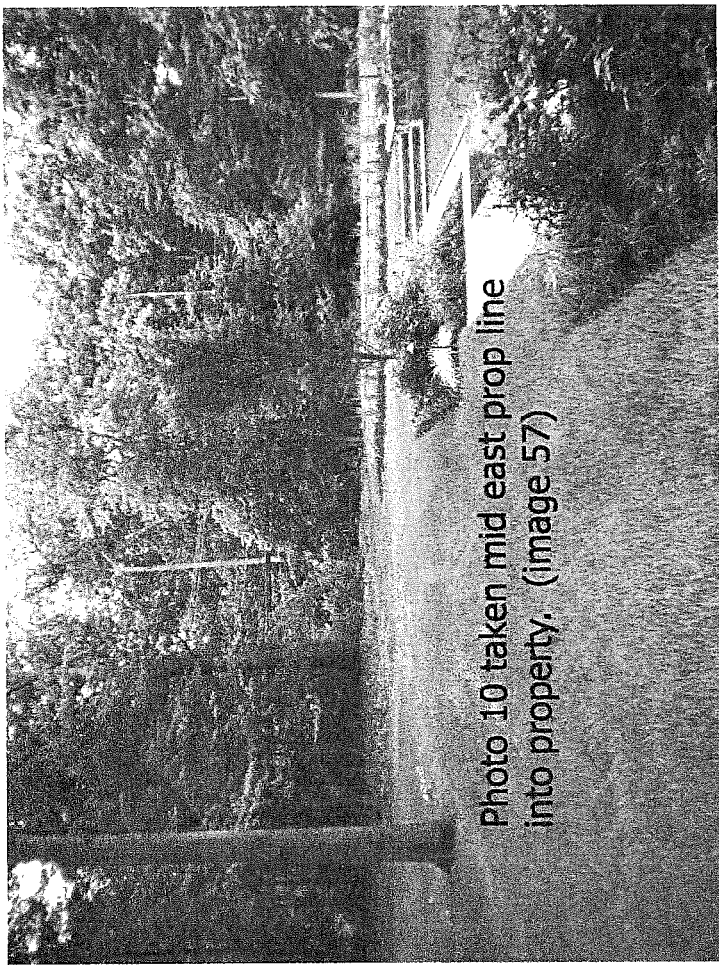
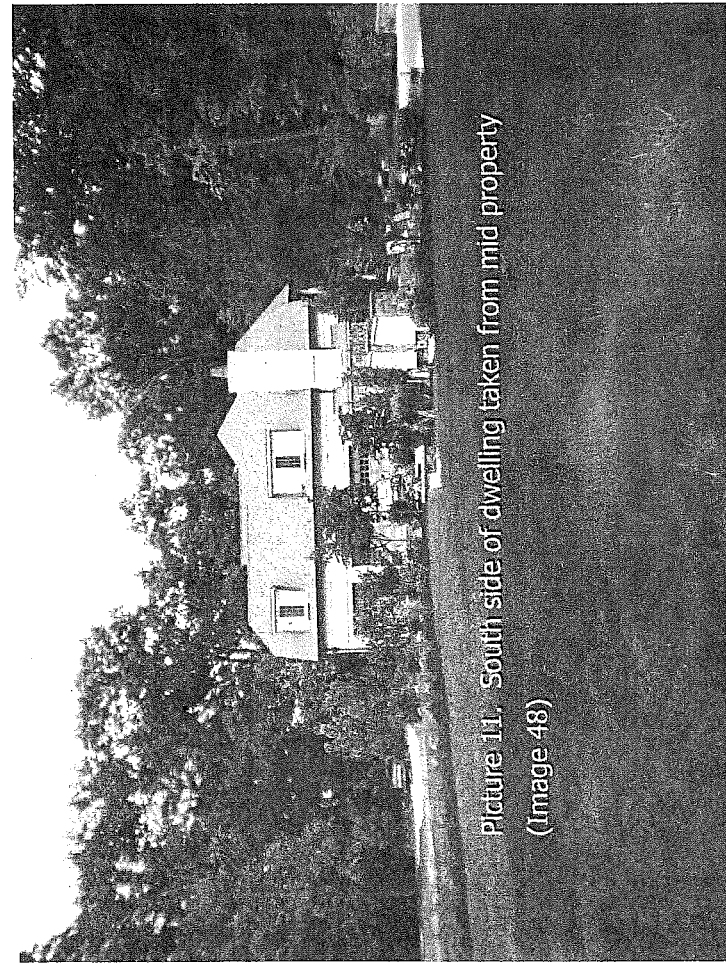
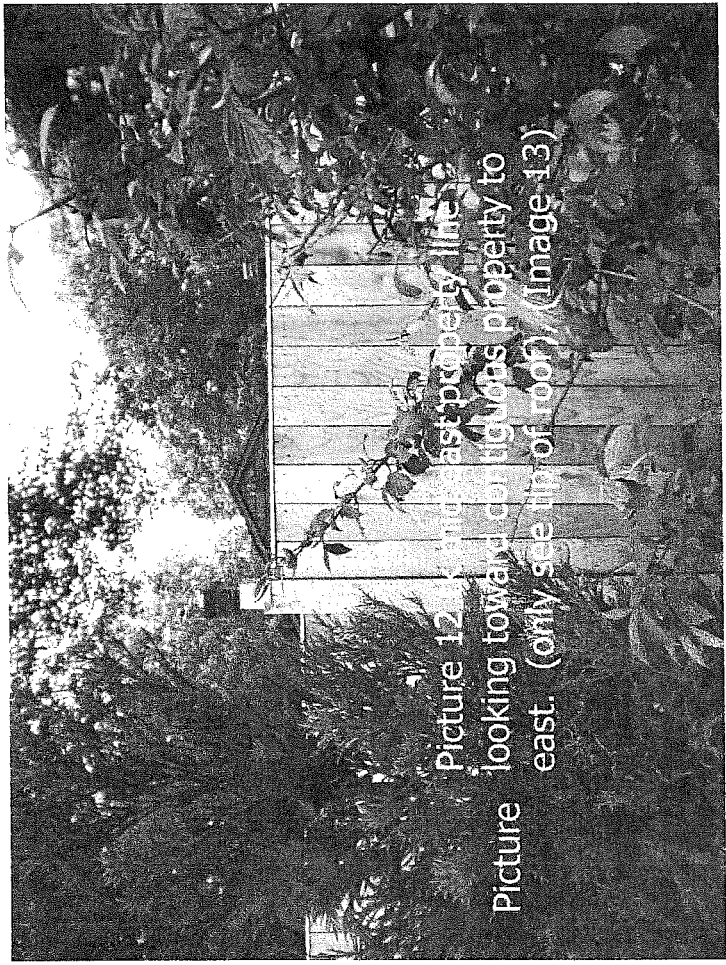


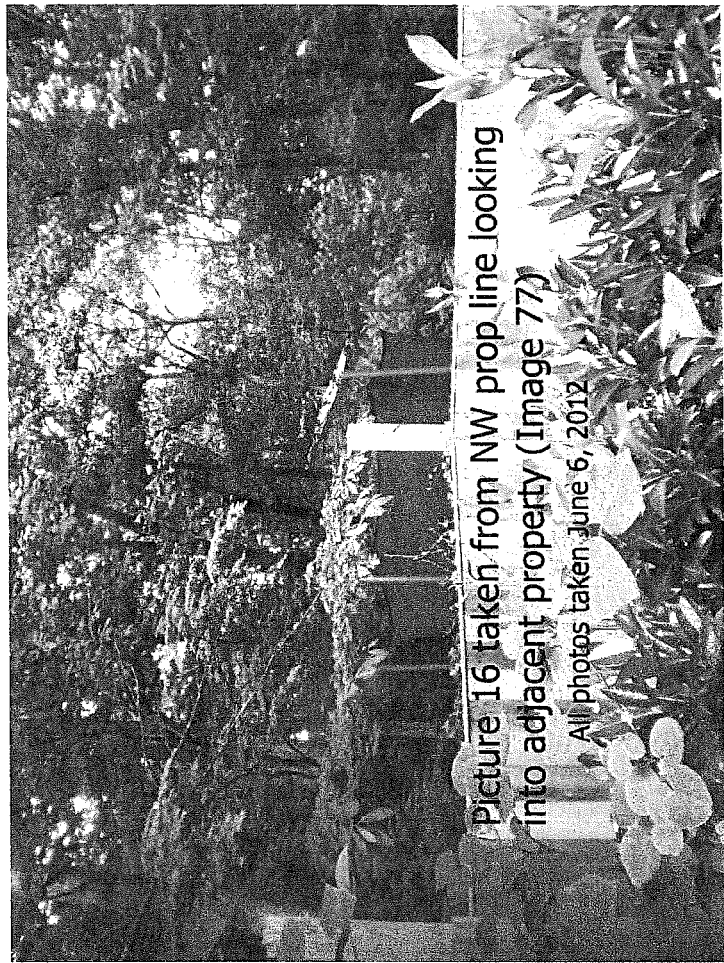
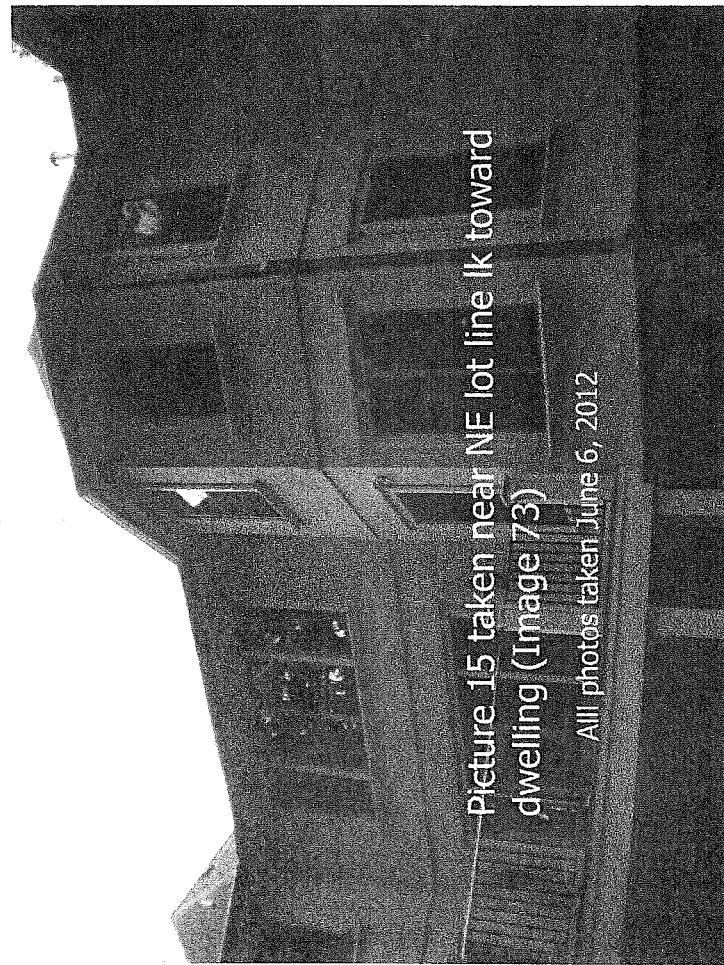
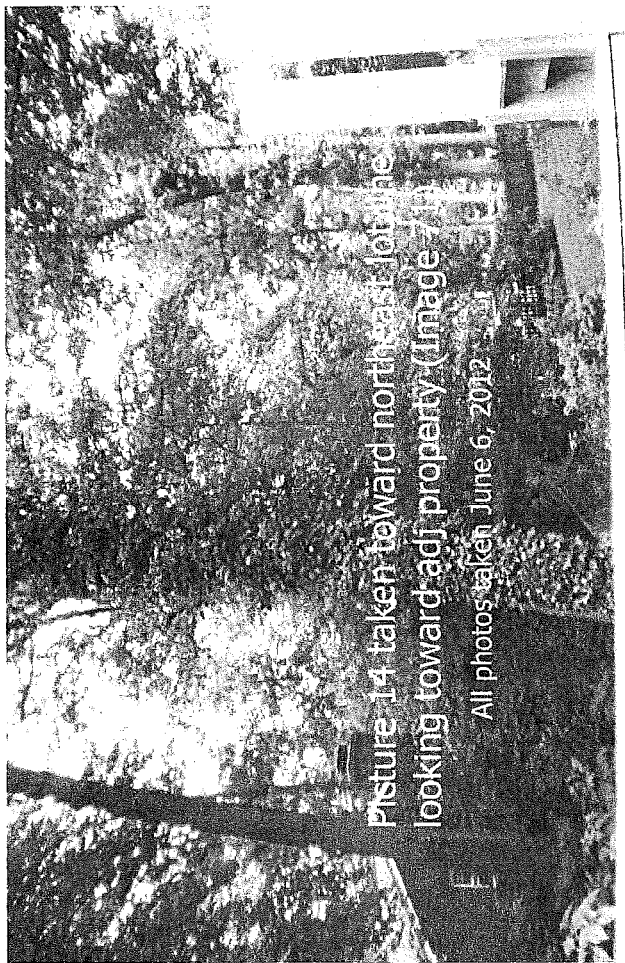
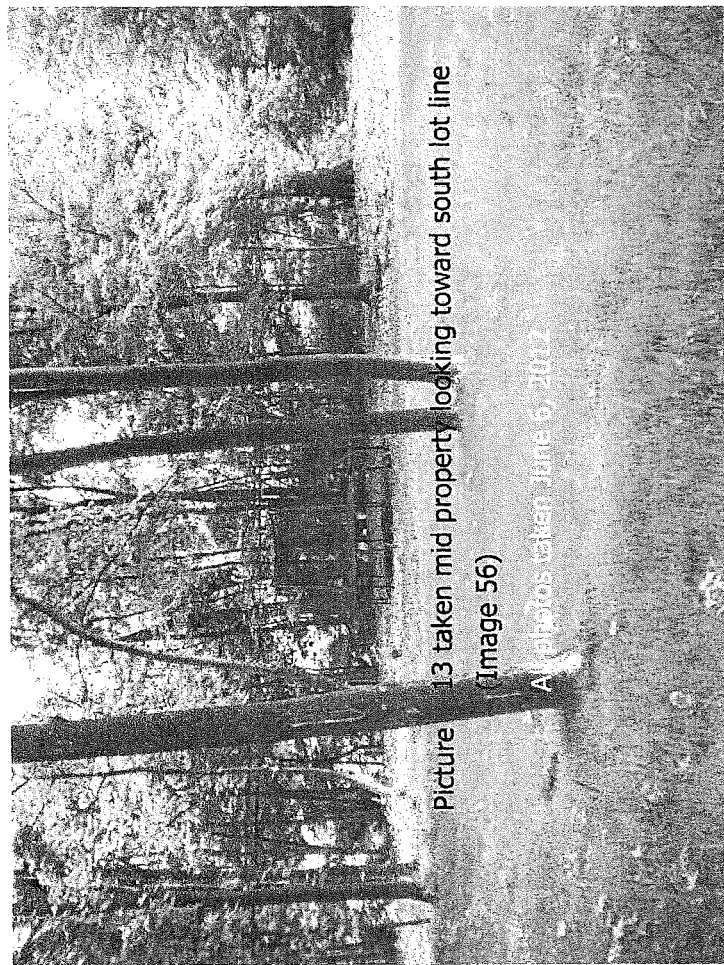
Photo 10 taken mid east prop line into property. (Image 57)

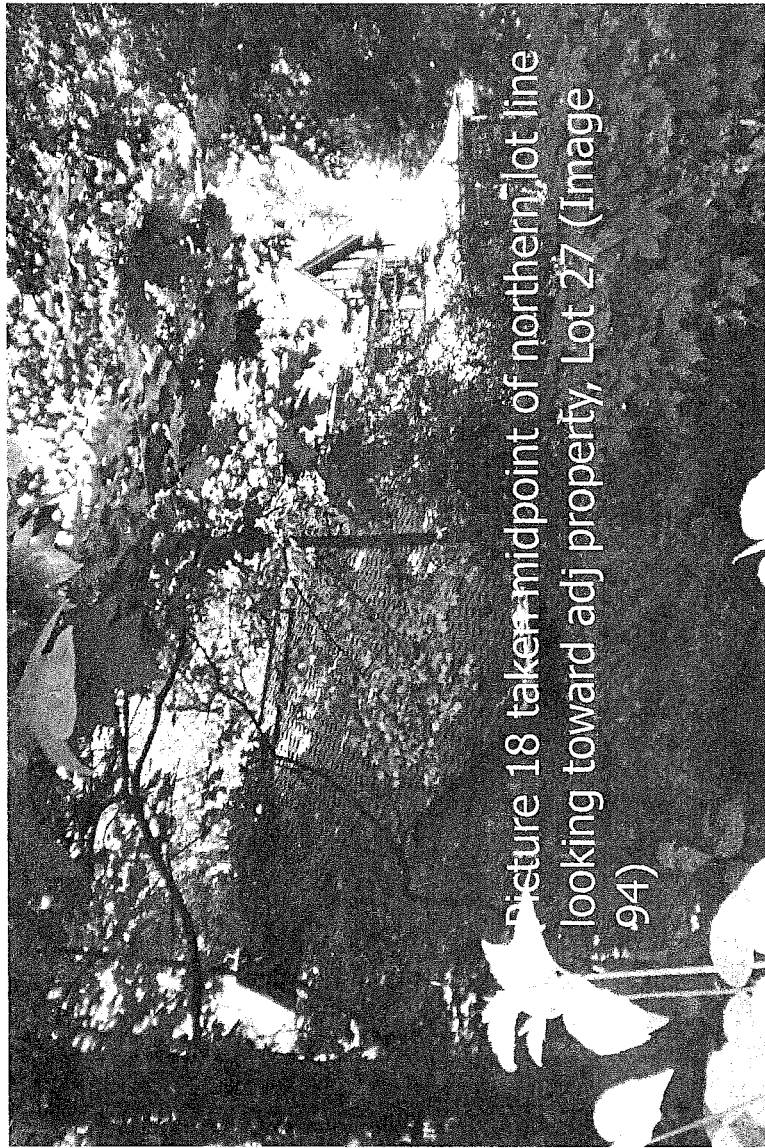


Picture 11. South side of dwelling taken from mid property (Image 48)

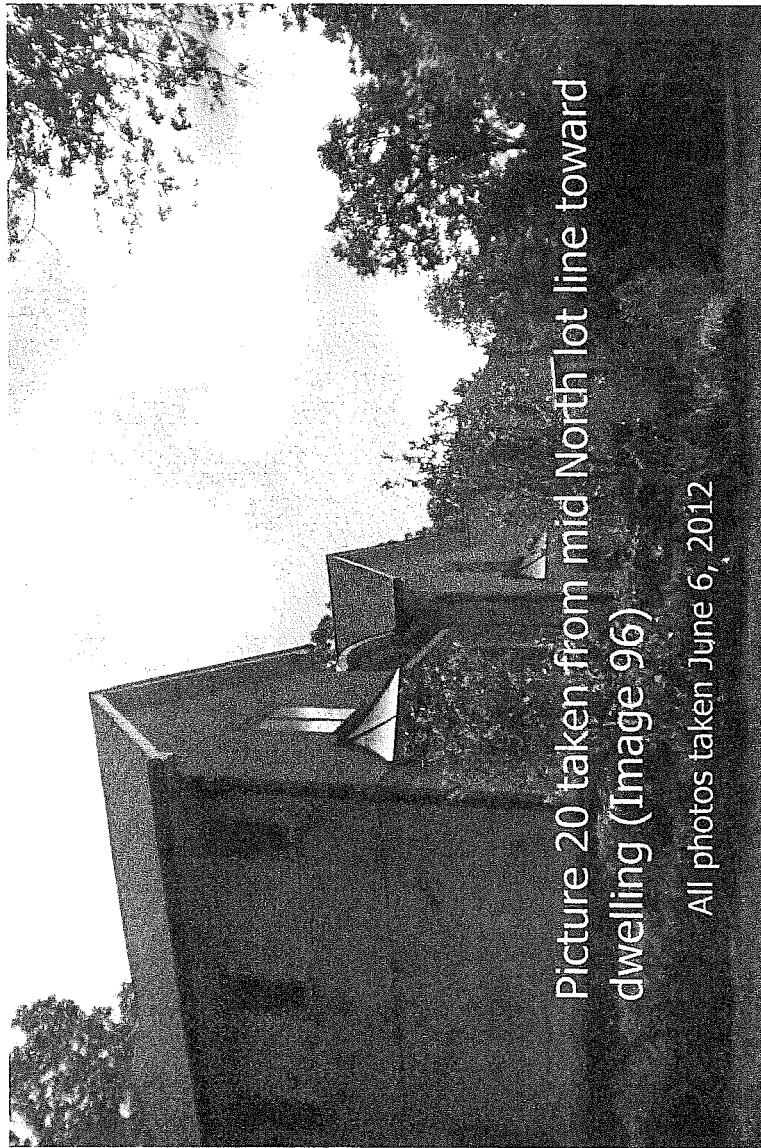


Picture 12. Mid east property line looking toward conditions property to east. (only see tip of roof) (Image 13)



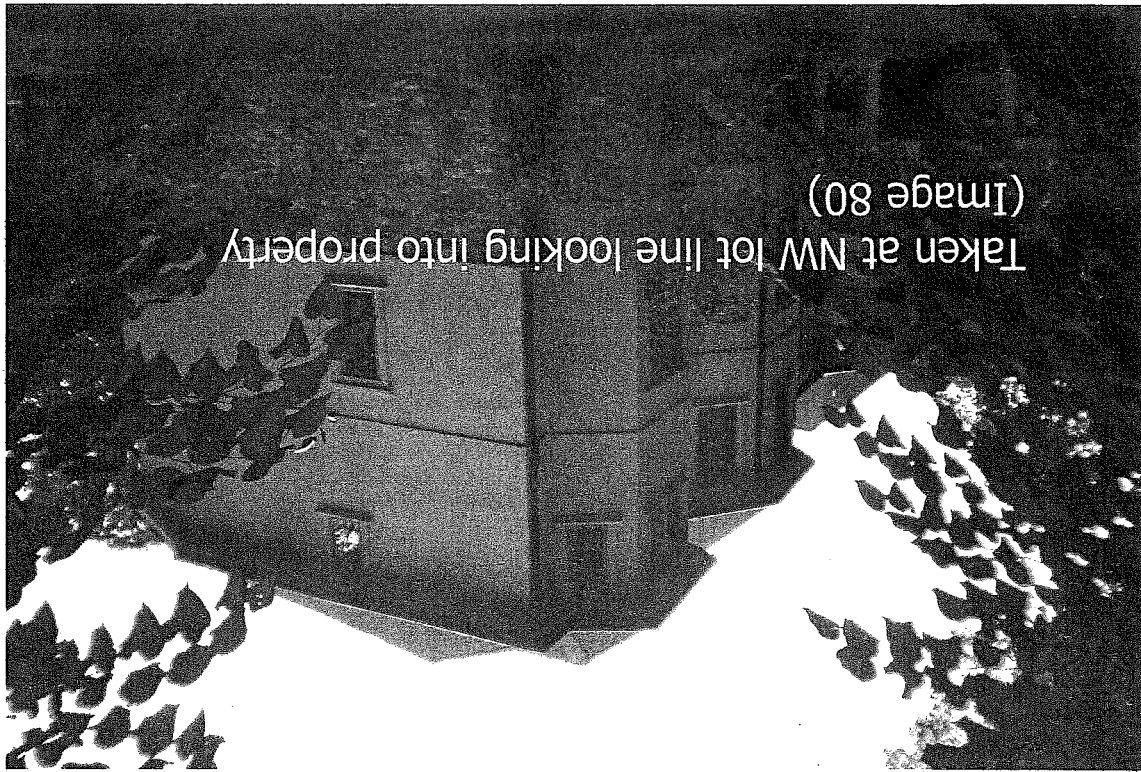


Picture 18 taken midpoint of northern lot line
looking toward adj property, Lot 27 (Image
94)



Picture 20 taken from mid North lot line toward
dwelling (Image 96)

All photos taken June 6, 2012

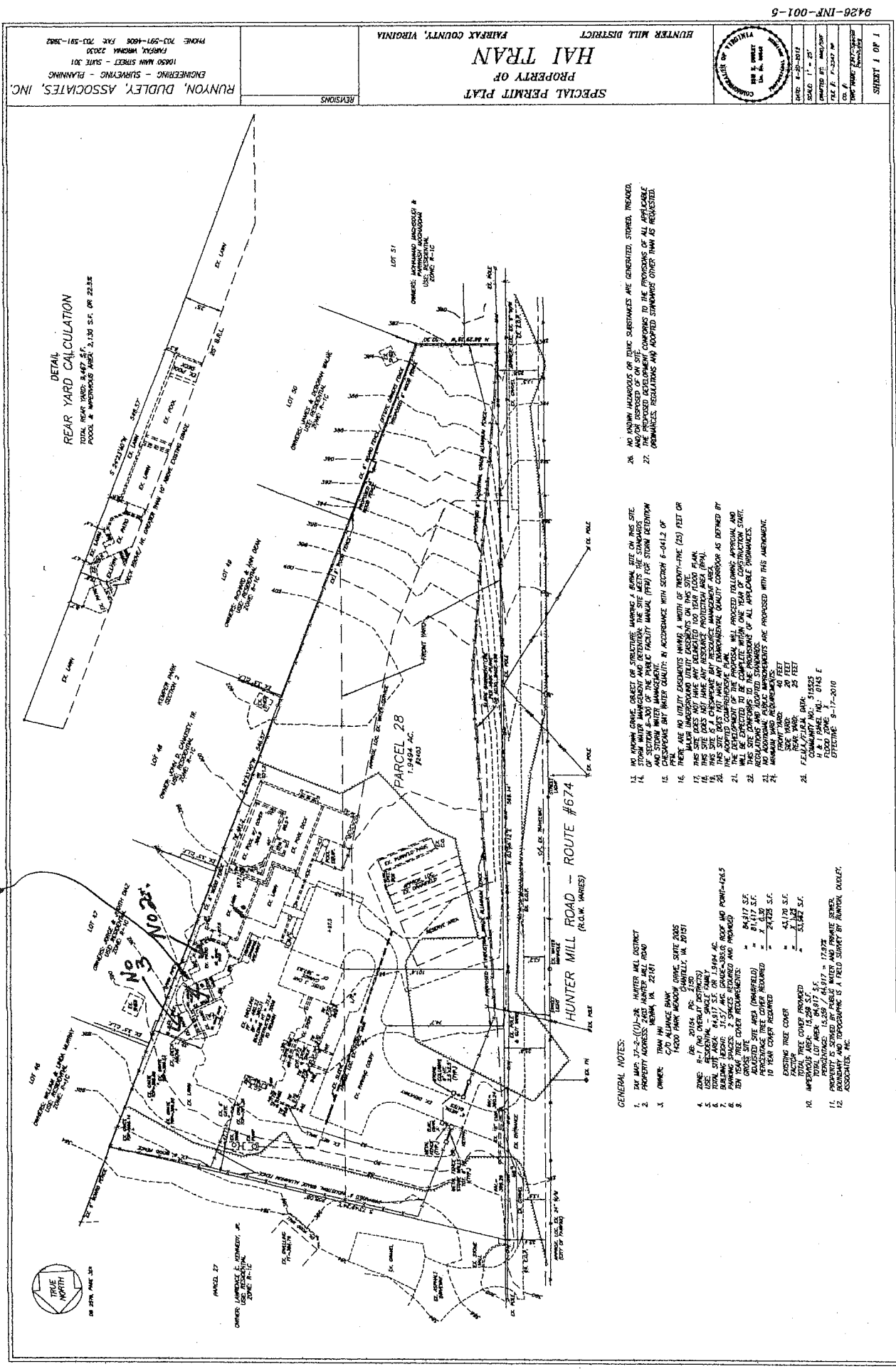


Taken at NW lot line looking into property
(Image 80)

Picture 17
NO

NO 89 - omitted (too blurry)

No 1. Picture
 No 2. Picture
 No 3. Lower Ratio
 No 4. Grass Ratio separated by Steps.

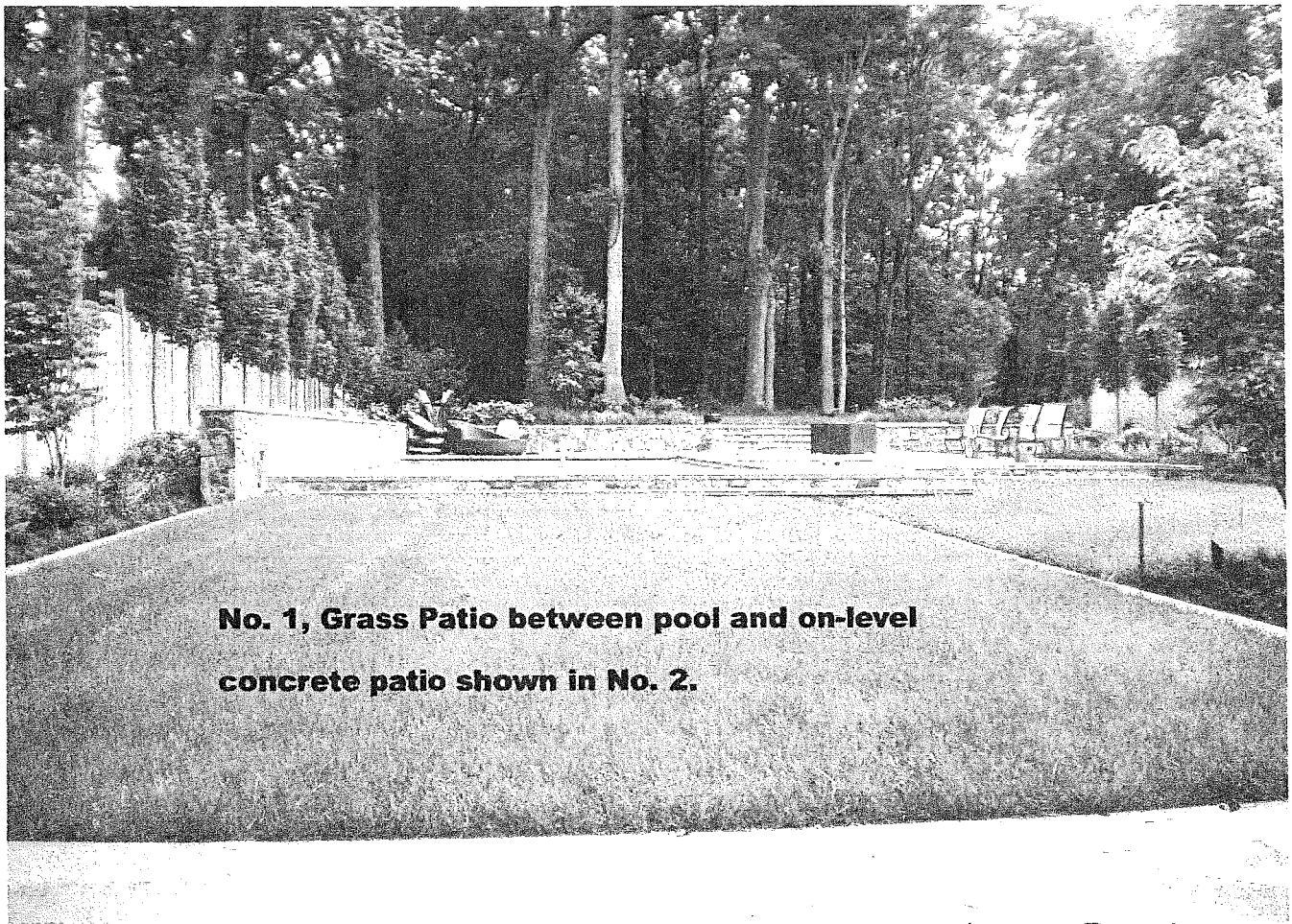


REAR YARD CALCULATION
 TOTAL REAR YARD 2,467 S.F.
 POOL & W/CHWAS AREA 2,100 S.F. OR 22.5%

REAR YARD CALCULATION
 TOTAL REAR YARD 2,467 S.F.
 POOL & W/CHWAS AREA 2,100 S.F. OR 22.5%

GENERAL NOTES:
 1. EX. MAP 17-2-1(11)-28, HUNTER MILL DISTRICT
 2. PROPERTY ADDRESS 2403 HUNTER MILL ROAD
 3. OWNER TRAM IN, NEMPA, IN. 22181
 4. ZONE R-7 (NO OVERLAY DISTRICTS)
 5. TOTAL SITE AREA 31.57 AC. GRADE-35.0% OR 1.8494 AC.
 6. BUILDING FOOTPRINT 31.57 AC. GRADE-35.0% OR 1.8494 AC.
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13. NO KNOWN DRIVE, OBJECT OF STRUCTURE, MARKING A BURNAL SITE ON THIS SITE.
 14. STORM WATER MANAGEMENT AND RETENTION THE SITE MEETS THE REQUIREMENTS OF THE HUNTER MILL DISTRICT.
 15. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OTHER THAN AS REQUESTED.
 16. THERE ARE NO UTILITY ENCUMBRANCES WITHIN A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OF THE PROPOSED DRIVEWAY.
 17. MAJOR UNDERGROUND UTILITY ENCUMBRANCES ON THIS SITE.
 18. THIS SITE DOES NOT HAVE ANY AESTHETIC PROTECTION AREA (APA).
 19. THIS SITE IS A CEMETERY AND RESERVE MANAGEMENT AREA.
 20. THE DEVELOPMENT OF THE PROPOSAL WILL PROCEED FOLLOWING APPROVAL AND THE PROPOSAL WILL BE EXPEDITED TO THE HUNTER MILL DISTRICT.
 21. THE PROPOSAL WILL BE EXPEDITED TO THE HUNTER MILL DISTRICT.
 22. REGULATIONS AND ADOPTED STANDARDS.
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 100. REGULATIONS AND ADOPTED STANDARDS.



**No. 1, Grass Patio between pool and on-level
concrete patio shown in No. 2.**

Taken In Middle of Rear Yard Looking South



No. 2 View of Concrete Patio extending from grass
patio which was off pool + *pool deck*



No. 3. Lower patio

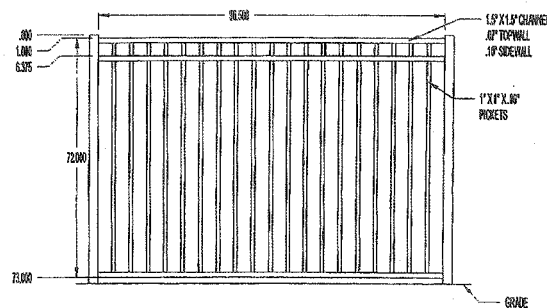


No. 4 Grass Patios with Concrete Steps

See Pool in Background

DESCRIPTION OF THE APPLICATION

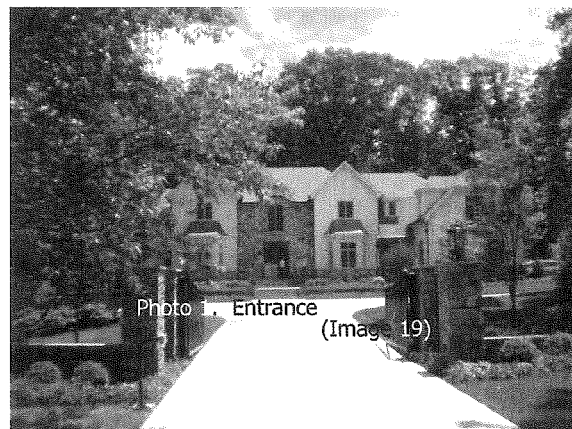
The applicant is seeking a special permit to allow a fence greater than 4.0 feet in height to be constructed in the front yard. The proposed 6.0 foot high open aluminum slatted fence is proposed to be located along the west, north and south sides of the lot along the front yard facing Hunter Mill Road. The Zoning Ordinance currently permits fences 4.0 feet in height by-right; however, through a special permit, an applicant can request a fence in the front yard up to 6.0 feet in height. The Zoning Ordinance permits a fence up to 7.0 feet in height in the front yard on lots containing a minimum of 2.0 acres. The Zoning Ordinance permits fences up to 7.0 feet in height in the side and rear yards.



	Structure	Yards	Height Permitted By right	Maximum Height Requested	Modification Requested
Special Permit	Fence	Front	4.0 feet	6.0 feet	2.0 feet

EXISTING SITE DESCRIPTION

The 1.94 acre, triangular-shaped lot is currently zoned R-1 and developed with a stone and siding, two-story, single family detached dwelling constructed in 2008. The dwelling faces Hunter Mill Road.



A series of walks and patios, and a swimming pool with associated pool decking are located within the rear yard. The dwelling includes a deck which extends off the rear of the dwelling. A 6.0 foot in height stockade fence surrounds portions of the side and rear yards.



The site is accessed via a hard surfaced driveway from Hunter Mill Road which extends to the attached garage. The yard is heavily manicured and contains mature trees, shrubs and foundation plantings.



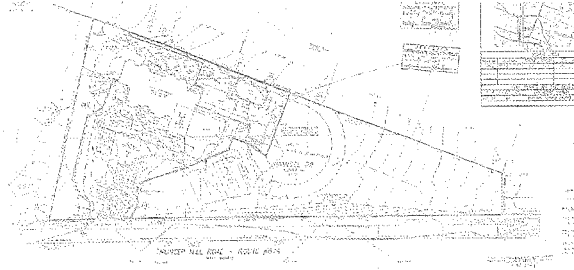
View along Hunter Mill Road frontage of property.

CHARACTER OF THE AREA

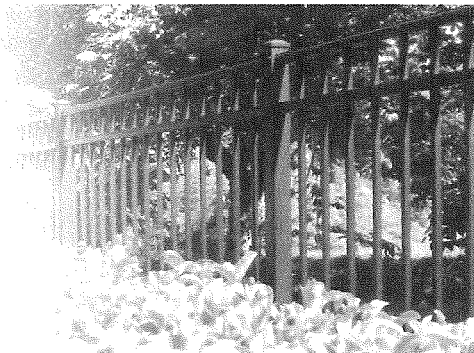
	Zoning	Use
North	R-1	Single-Family Dwellings
East	R-1	Single-Family Dwellings
South	R-1	Single Family Dwellings
West	R-1	Single Family Dwellings

BACKGROUND

The applicant built the house in 2008. In 2009, the applicant received a building permit to build a deck with stairs as well as two retaining walls. The applicant later requested confirmation of the front, rear and side yards of the property and on March 20, 2012, the Zoning Administration Division confirmed the front yard of the property.



As shown on the special permit plat titled "Special Permit Plat property of Hai Tran", prepared by Runyon, Dudley, Associates, Inc., dated June 20, 2012, as sealed through August 3, 2012, the proposed 6.0 foot high aluminum fence is shown to attach to existing fencing in the side and rear yards. According to the applicant's agent, there have been recent occurrences of cars driving onto the property from Hunter Mill Road, therefore a gate was constructed. The applicant's agent indicates the proposed fence is to provide security for the property from people walking onto the property from Hunter Mill Road. The fence is located outside of the required sight distance per Section 2-505 of the Zoning Ordinance.



Sample image of proposed fence.

County records reflect that there have been no applications heard by the Board in the immediate vicinity for fences exceeding 4.0 feet in a front yard.

ZONING ORDINANCE REQUIREMENTS (See Appendix 5)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Increase in Fence and/or Wall Height in Any Front Yard (Sect. 8-923)

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachments
4. Yard Determination Letter dated March 20, 2012.
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2012-HM-054

October 24, 2012

1. This special permit is approved for the location and maximum height of a 6.0 feet high open aluminum slatted fence, as shown on the plat prepared by Runyon, Dudley, Associates, Inc., dated June 20, 2012, as sealed through August 3, 2012, submitted with this application and is not transferable to other land. The fence shall be located outside of the slope easement as depicted on the plat.
2. The fence shall be generally in conformance with the depictions included as Attachment 1.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

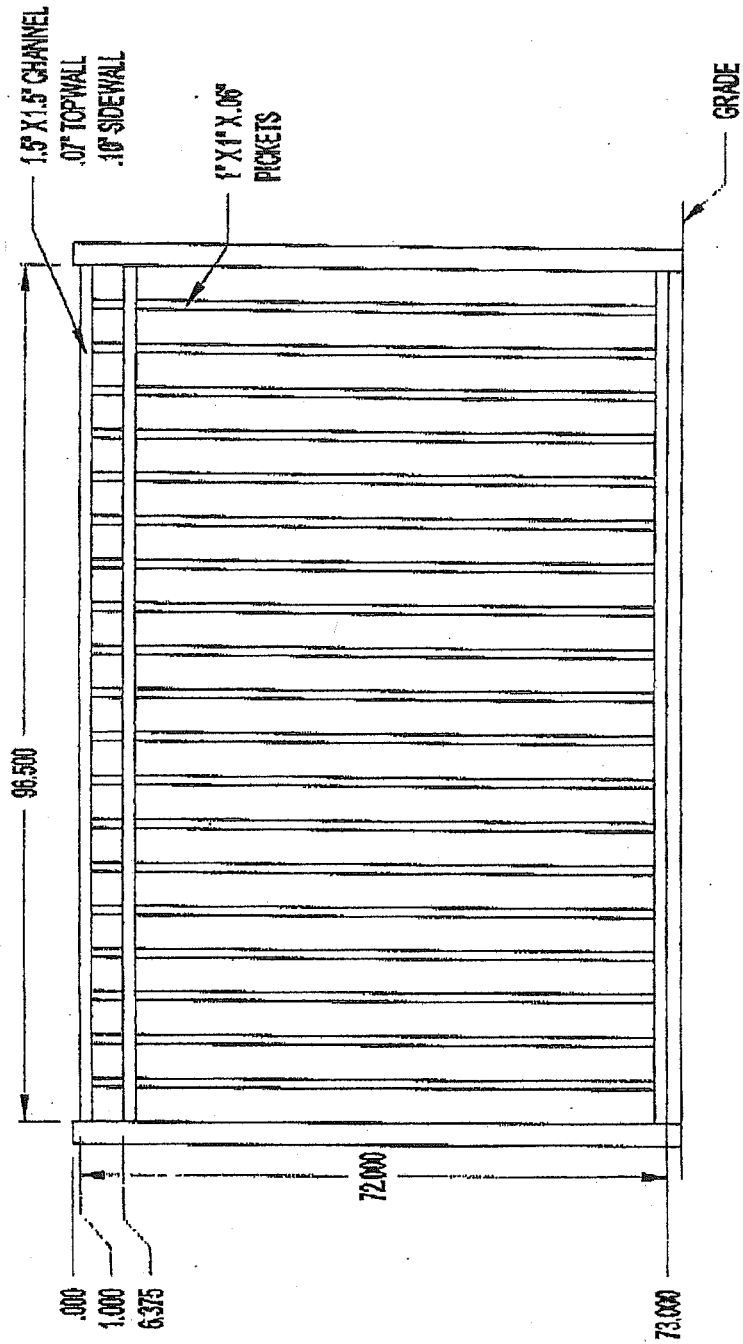
PANEL INDUSTRIAL ASCOT 72" 3-CH FLUSH BOTTOM	
COMPANY:	DATE 11/08/06
P.O.:	
JOB: Q06110812	
COLOR:	
APPROVAL SIGNATURE (REQUIRED)	



Handwritten signature

Handwritten signature

Handwritten signature

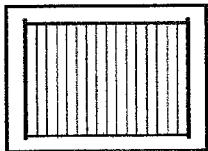


CAD SCALE 1

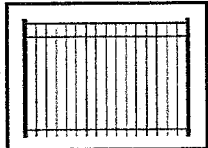
FLAT TOP

Ascot

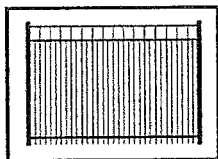
2 or 3-Channel. Versatile with classic styling.



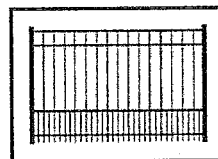
ASCOT 2-CHANNEL



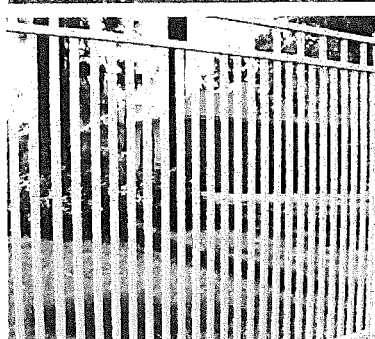
ASCOT 3-CHANNEL



ASCOT ROYALE

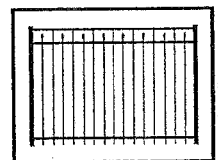


ASCOT PUPPY-PICKET

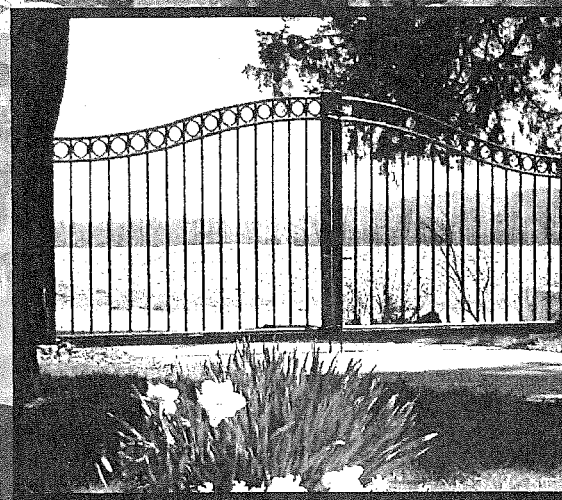


Canterbury

3-Channel Only. Decorative choice for safety barriers.



CANTERBURY



Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11, 2012
 (enter date affidavit is notarized)

I, Jane Kelsey, Jane Kelsey & Associates, Inc., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

117112

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Hai V. Tran Christine L. Tran	2403 Hunter Mill Road Vienna, VA 22081-3008	Title Owner/Applicant Title Owner/Applicant
Jane Kelsey & Associates, Inc. Jane Kelsey, Agent Don Lucas, Agent Bruce Kelsey, Agent	4041 Autumn Court Fairfax, VA 22030-5168 " "	Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant
Runyon, Dudley, Associates, Inc. Reid M. Dudley, Agent	10650 Main Street Fairfax, VA 22030	Agent for Title Owner/Applicant

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11, 2012
(enter date affidavit is notarized)

117112

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030-5168

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Jane Kelsey

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____

(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 11, 2012
(enter date affidavit is notarized)

117112

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Runyon, Dudley, Associates, Inc.
10650 Main Street.
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Reid M. Dudley

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11 2012
(enter date affidavit is notarized)

117112

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

NONE

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11 2012
(enter date affidavit is notarized)

117112

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11 2012
(enter date affidavit is notarized)

117112

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[X] Applicant's Authorized Agent

Jane Kelsey
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of June 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Amy L. Bain
Notary Public

My commission expires: 4/30/16



**JUSTIFICATION FOR FENCE IN FRONT YARD EXCEEDING
HEIGHT LIMITATION
HAI AND CHRISTINE TRAN
2403 Hunter Mill Road**

The increase in fence height in the front yard being requested for property at 2403 Hunter Mill Road is necessary to provide for the safety of the children residing in the home. The property is located on a very busy thoroughfare from Oakton to Reston. There have been recent occurrences of people driving onto the property from Hunter Mill Road. A gate was constructed in response to these types of intrusions. Further, there is nothing to prevent people from walking onto the property from Hunter Mill Road. The house is situated on the widest part of the property, therefore the view of the front and the triangular portion of the lot is not readily visible. This leaves the front and sides of the property vulnerable to easy intrusion.

The proposed fence will be made of aluminum that has the visual appearance of wrought iron. It will be an open design. A copy of a sketch of the planned fence is attached.

Section 8-011 of the Zoning Ordinance states that all applications for a Special Permit shall meet certain requirements. Section 8-923 provides Provisions for Increase in Fence and/or Wall Height in Any Front Yard.

Standard from Paragraph 1 : There is an existing six (6) foot high fence in the back yard that separates the subject property from the subdivision properties. There are several properties that are contiguous and have fences which vary in height.

The proposed fence at 6 feet in the front yard will require a Special Permit as provided for in Par. 3 A. of Sect. 10-104. Lot 28 contains 1.9494 acres. If the property contained 2 acres, a fence in excess of 4 feet would be permitted by right within a front yard. The absence of 0.0506 square feet prevents a by-right fence.

Standard from Paragraph 2. The fence will not interfere with any of the sight distance requirements contained in Sect. 2-505.

Standard from Paragraph 3. The orientation of the house and pool are situated/sited on the northern and widest portion of the property. The

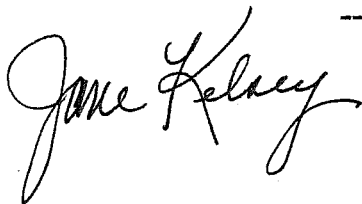
triangular portion of the property beyond where the dwelling and accessory pool are located has been deemed a front yard by the Zoning Administrator in the attached interpretation letter and plat.

Standard from Paragraph 4. The requested fence will be in character with the other properties along Hunter Mill Road, many of which have similar fences and entrance features.

Standard from Paragraph 5. The proposed fence will not adversely impact the use and/or enjoyment of adjacent properties in the immediate vicinity.

Standard from Paragraph 6. Additional conditions should not be necessary since this fence will be of an open see through design. There is also abundant vegetation at the along Hunter Mill Road and along the southeast side which has been designated a front yard by the Zoning Administrator.

Paragraph 7. A certified plat of the property and its structures is included as a component of this application package for a special permit for a six (6) foot high fence in a front yard.

-----

RECEIVED
Department of Planning & Zoning

AUG 20 2012

Zoning Evaluation Division

Jane Kelsey & Associates, Inc.

4041 Autumn Court
Fairfax, VA 22030-5168
703-385-4687 (Phone)
703-385-8760 (FAX)

President
Jane Kelsey

Vice-President
Donald E. Lucas

August 17, 2012

Ms. Virginia Ruffner
Applications Acceptance Branch, ZED, DPZ
12055 Government Center Pkw., Suite 801
Fairfax, VA 22035

Re: Application for Hai and Christine Tran, 2403 Hunter Mill Road
Oakton, VA, WSR No. 1207-123

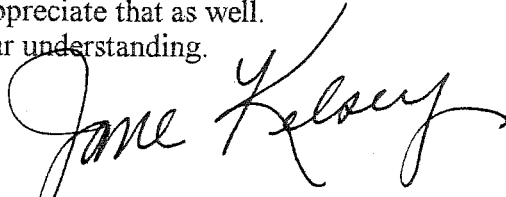
Dear Ms. Ruffner:

I met with your staff member, Mr. Michael Chauncey, on August 3, 2012, to review the revised plat which provided the information set forth in your letter to me dated July 24, 2012 including the rear yard coverage calculation and setback to the accessory structures in the rear yard. I advised Mr. Chauncey during that with the plat revision I believed we no longer needed a waiver of the submission requirements for the plat and pointed out the calculations for the rear yard coverage in a blow-up of that area at the top of the plat. It also shows the setbacks for those accessory back yard patios, including the lawn. All of those structures have been previously approved. Prior to meeting with Mr. Chauncey, I met with Ms. Jill Cooper in Zoning Administration Division to show her Mr. Reid Dudley, the engineer's calculations. Mr. Dudley calculated the rear yard as that area outside the front yard which resulted in higher rear yard coverage than had he used only the required front yard for the calculation. Since what Mr. Dudley calculated provided a greater percentage of rear yard coverage and that met the Zoning Ordinance restriction, both Ms. Cooper and Mr. Chauncey believed that Mr. Dudley's calculations would be sufficient to show that the applicable provision of the Zoning Ordinance had been met. Subsequently, on August 16, 2012 I received a letter from Ms. Susan Langdon denying the waiver request. I believe we have now met all the requirements. All of the structures on the site were constructed with approved building permits.

Even though the pictures in the first submission showed accessory structures, which is mainly the pool and its surrounding patio, I am submitting three additional photos which shows the "on the ground" concrete and grass patios. Could you please advise me if with the addition of three pictures of the patios, you can now accept the application? I would appreciate a return telephone call to discuss if you cannot since it takes at least a week to

get a letter from your office to mine. If it is your policy to send letters rather than make telephone calls, please fax the letter to me to eliminate the delay caused by mailing, I would really appreciate that as well.
Thanks for your understanding.

Jane Kelsey

A handwritten signature in black ink, appearing to read "Jane Kelsey". The signature is fluid and cursive, with a large, stylized "J" and "K".

cc: Mr. Joseph Gwiz, Lewis-Aquatech
Mr. Reid Dudley, Runyon Dudley Associates



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Via E-Mail (krapps8@gmail.com)

March 20, 2012

Lorri Krappweis

Re: 2403 Hunter Mill Road
Tax Map: 37-2 ((1)) 28
Zoning District: R-1

Dear Ms. Krappweis:

This letter is in response to your submission of March 7, 2012 requesting confirmation of the location of the front, rear and side lot lines for the referenced property.

The front lot line of the property is located along Hunter Mill Road. The rear lot line is defined by the Zoning Ordinance to be "that lot line that is most distant from, and is most nearly parallel with, the front lot line." Pursuant to this definition, the rear lot line of the subject property is the line that is opposite from the front lot line and contiguous to Lots 46-50. The remaining two lot lines are side lot lines.

As the property is less than two acres in area, a fence not exceeding four feet in height is permitted in the front yard and a fence not exceeding seven feet in height is permitted in the side or rear yard. You state in your submission that the property owner is pursuing approval of a special permit to allow an increase in fence height in the front yard. The Zoning Ordinance defines the front yard as "a yard extending across the full width of a lot and lying between the front lot line and the principal building." Accordingly, I have identified the front yard of the property on the plat you provided with your request.

Should you have any additional questions, please feel free to contact me at 703-324-1314.

Sincerely,

Jill G. Cooper, AICP
Senior Assistant to the Zoning Administrator

RECEIVED
Department of Planning & Zoning

JUL 13 2012

Zoning Evaluation Division

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

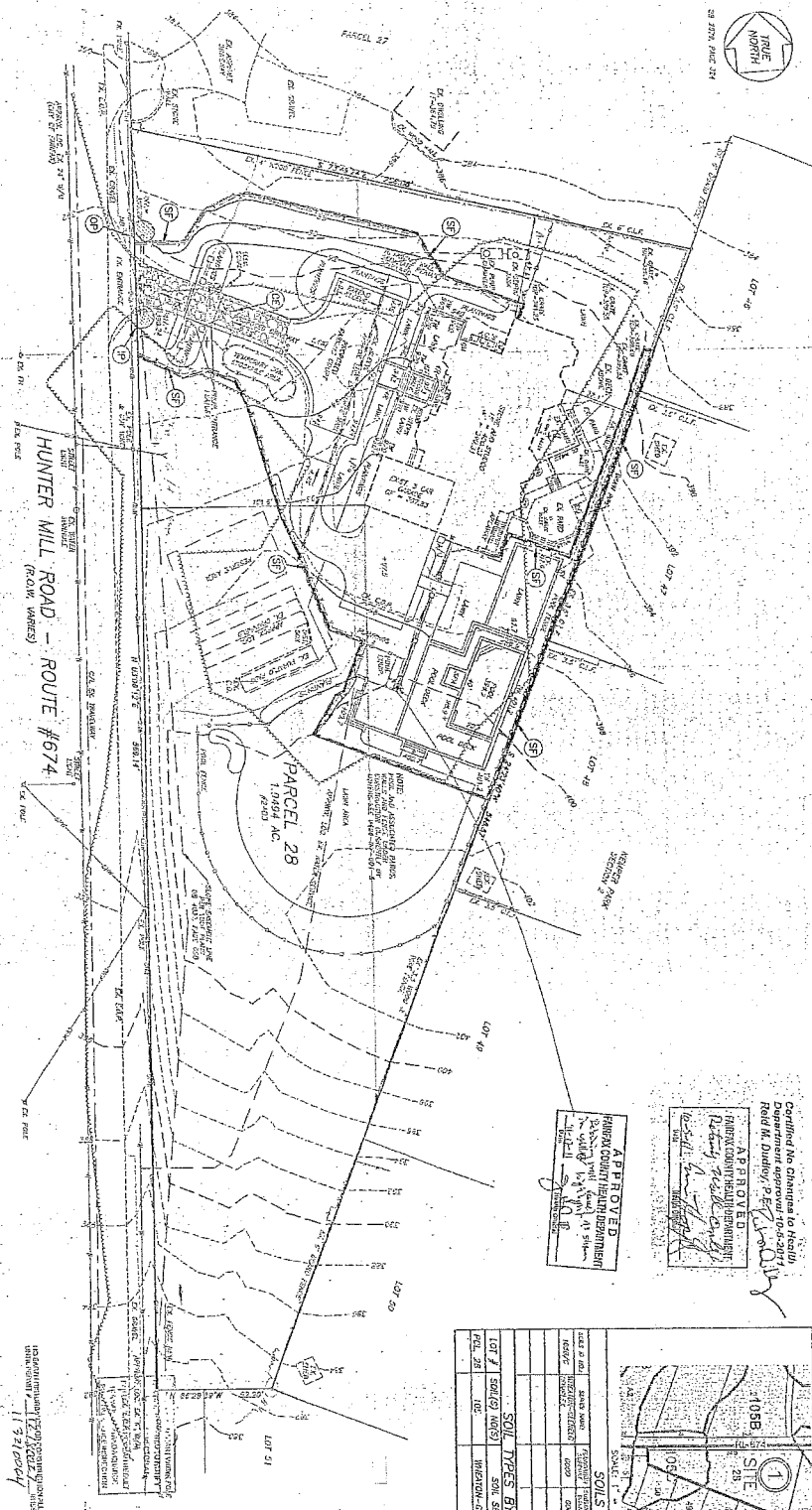
Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5500
Phone 703-324-1314 FAX 703-803-6377
www.fairfaxcounty.gov/dp

Lorri Krappweis
March 20, 2012
Page 2

cc: Hai Tran, c/o Alliance Bank, 14200 Park Meadow Drive, Ste 200S, Chantilly, VA 20151
Catherine M. Hudgins, Supervisor, Hunter Mill District
Eileen M. McLane, Zoning Administrator
Mavis E. Stanfield, Deputy Zoning Administrator for Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	DATE	BY
CONSTRUCTION	11/13/2004	HAI TRAN
GRADING	11/13/2004	HAI TRAN
EROSION CONTROL	11/13/2004	HAI TRAN
LANDSCAPING	11/13/2004	HAI TRAN
PLANTING	11/13/2004	HAI TRAN
MAINTENANCE	11/13/2004	HAI TRAN



PERMANENT CALCULATIONS

PERMANENT IMPROVEMENTS AREA: 11,200 S.F. \times 1.25 = 14,000 S.F.
 IMPROVEMENTS AREA: 14,000 S.F. \times 1.25 = 17,500 S.F.
 PERMANENT IMPROVEMENTS AREA: 17,500 S.F. \times 1.25 = 21,875 S.F.
 PERMANENT IMPROVEMENTS AREA: 21,875 S.F. \times 1.25 = 27,344 S.F.
 PERMANENT IMPROVEMENTS AREA: 27,344 S.F. \times 1.25 = 34,180 S.F.
 PERMANENT IMPROVEMENTS AREA: 34,180 S.F. \times 1.25 = 42,725 S.F.
 PERMANENT IMPROVEMENTS AREA: 42,725 S.F. \times 1.25 = 53,406 S.F.
 PERMANENT IMPROVEMENTS AREA: 53,406 S.F. \times 1.25 = 66,758 S.F.
 PERMANENT IMPROVEMENTS AREA: 66,758 S.F. \times 1.25 = 83,447 S.F.
 PERMANENT IMPROVEMENTS AREA: 83,447 S.F. \times 1.25 = 104,309 S.F.
 PERMANENT IMPROVEMENTS AREA: 104,309 S.F. \times 1.25 = 130,386 S.F.
 PERMANENT IMPROVEMENTS AREA: 130,386 S.F. \times 1.25 = 162,983 S.F.
 PERMANENT IMPROVEMENTS AREA: 162,983 S.F. \times 1.25 = 203,729 S.F.
 PERMANENT IMPROVEMENTS AREA: 203,729 S.F. \times 1.25 = 254,661 S.F.
 PERMANENT IMPROVEMENTS AREA: 254,661 S.F. \times 1.25 = 318,326 S.F.
 PERMANENT IMPROVEMENTS AREA: 318,326 S.F. \times 1.25 = 397,908 S.F.
 PERMANENT IMPROVEMENTS AREA: 397,908 S.F. \times 1.25 = 497,385 S.F.
 PERMANENT IMPROVEMENTS AREA: 497,385 S.F. \times 1.25 = 621,731 S.F.
 PERMANENT IMPROVEMENTS AREA: 621,731 S.F. \times 1.25 = 777,164 S.F.
 PERMANENT IMPROVEMENTS AREA: 777,164 S.F. \times 1.25 = 971,455 S.F.
 PERMANENT IMPROVEMENTS AREA: 971,455 S.F. \times 1.25 = 1,214,319 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,214,319 S.F. \times 1.25 = 1,517,899 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,517,899 S.F. \times 1.25 = 1,897,374 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,897,374 S.F. \times 1.25 = 2,371,718 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,371,718 S.F. \times 1.25 = 2,964,647 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,964,647 S.F. \times 1.25 = 3,705,809 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,705,809 S.F. \times 1.25 = 4,632,261 S.F.
 PERMANENT IMPROVEMENTS AREA: 4,632,261 S.F. \times 1.25 = 5,790,326 S.F.
 PERMANENT IMPROVEMENTS AREA: 5,790,326 S.F. \times 1.25 = 7,237,908 S.F.
 PERMANENT IMPROVEMENTS AREA: 7,237,908 S.F. \times 1.25 = 9,047,385 S.F.
 PERMANENT IMPROVEMENTS AREA: 9,047,385 S.F. \times 1.25 = 11,309,231 S.F.
 PERMANENT IMPROVEMENTS AREA: 11,309,231 S.F. \times 1.25 = 14,136,539 S.F.
 PERMANENT IMPROVEMENTS AREA: 14,136,539 S.F. \times 1.25 = 17,670,674 S.F.
 PERMANENT IMPROVEMENTS AREA: 17,670,674 S.F. \times 1.25 = 22,088,342 S.F.
 PERMANENT IMPROVEMENTS AREA: 22,088,342 S.F. \times 1.25 = 27,610,428 S.F.
 PERMANENT IMPROVEMENTS AREA: 27,610,428 S.F. \times 1.25 = 34,513,035 S.F.
 PERMANENT IMPROVEMENTS AREA: 34,513,035 S.F. \times 1.25 = 43,141,294 S.F.
 PERMANENT IMPROVEMENTS AREA: 43,141,294 S.F. \times 1.25 = 53,926,618 S.F.
 PERMANENT IMPROVEMENTS AREA: 53,926,618 S.F. \times 1.25 = 67,408,272 S.F.
 PERMANENT IMPROVEMENTS AREA: 67,408,272 S.F. \times 1.25 = 84,260,340 S.F.
 PERMANENT IMPROVEMENTS AREA: 84,260,340 S.F. \times 1.25 = 105,325,425 S.F.
 PERMANENT IMPROVEMENTS AREA: 105,325,425 S.F. \times 1.25 = 131,656,781 S.F.
 PERMANENT IMPROVEMENTS AREA: 131,656,781 S.F. \times 1.25 = 164,570,976 S.F.
 PERMANENT IMPROVEMENTS AREA: 164,570,976 S.F. \times 1.25 = 205,713,720 S.F.
 PERMANENT IMPROVEMENTS AREA: 205,713,720 S.F. \times 1.25 = 257,142,150 S.F.
 PERMANENT IMPROVEMENTS AREA: 257,142,150 S.F. \times 1.25 = 321,427,688 S.F.
 PERMANENT IMPROVEMENTS AREA: 321,427,688 S.F. \times 1.25 = 401,784,610 S.F.
 PERMANENT IMPROVEMENTS AREA: 401,784,610 S.F. \times 1.25 = 502,230,763 S.F.
 PERMANENT IMPROVEMENTS AREA: 502,230,763 S.F. \times 1.25 = 627,788,454 S.F.
 PERMANENT IMPROVEMENTS AREA: 627,788,454 S.F. \times 1.25 = 784,735,567 S.F.
 PERMANENT IMPROVEMENTS AREA: 784,735,567 S.F. \times 1.25 = 980,919,459 S.F.
 PERMANENT IMPROVEMENTS AREA: 980,919,459 S.F. \times 1.25 = 1,226,149,324 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,226,149,324 S.F. \times 1.25 = 1,532,686,655 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,532,686,655 S.F. \times 1.25 = 1,915,858,319 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,915,858,319 S.F. \times 1.25 = 2,394,822,899 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,394,822,899 S.F. \times 1.25 = 2,993,528,624 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,993,528,624 S.F. \times 1.25 = 3,741,910,780 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,741,910,780 S.F. \times 1.25 = 4,677,388,475 S.F.
 PERMANENT IMPROVEMENTS AREA: 4,677,388,475 S.F. \times 1.25 = 5,846,735,594 S.F.
 PERMANENT IMPROVEMENTS AREA: 5,846,735,594 S.F. \times 1.25 = 7,308,419,492 S.F.
 PERMANENT IMPROVEMENTS AREA: 7,308,419,492 S.F. \times 1.25 = 9,135,524,365 S.F.
 PERMANENT IMPROVEMENTS AREA: 9,135,524,365 S.F. \times 1.25 = 11,419,405,456 S.F.
 PERMANENT IMPROVEMENTS AREA: 11,419,405,456 S.F. \times 1.25 = 14,274,256,820 S.F.
 PERMANENT IMPROVEMENTS AREA: 14,274,256,820 S.F. \times 1.25 = 17,842,821,025 S.F.
 PERMANENT IMPROVEMENTS AREA: 17,842,821,025 S.F. \times 1.25 = 22,303,526,281 S.F.
 PERMANENT IMPROVEMENTS AREA: 22,303,526,281 S.F. \times 1.25 = 27,879,407,851 S.F.
 PERMANENT IMPROVEMENTS AREA: 27,879,407,851 S.F. \times 1.25 = 34,849,259,814 S.F.
 PERMANENT IMPROVEMENTS AREA: 34,849,259,814 S.F. \times 1.25 = 43,561,574,768 S.F.
 PERMANENT IMPROVEMENTS AREA: 43,561,574,768 S.F. \times 1.25 = 54,451,968,460 S.F.
 PERMANENT IMPROVEMENTS AREA: 54,451,968,460 S.F. \times 1.25 = 68,064,960,575 S.F.
 PERMANENT IMPROVEMENTS AREA: 68,064,960,575 S.F. \times 1.25 = 85,081,200,719 S.F.
 PERMANENT IMPROVEMENTS AREA: 85,081,200,719 S.F. \times 1.25 = 106,351,500,899 S.F.
 PERMANENT IMPROVEMENTS AREA: 106,351,500,899 S.F. \times 1.25 = 132,939,376,124 S.F.
 PERMANENT IMPROVEMENTS AREA: 132,939,376,124 S.F. \times 1.25 = 166,174,220,155 S.F.
 PERMANENT IMPROVEMENTS AREA: 166,174,220,155 S.F. \times 1.25 = 207,717,775,194 S.F.
 PERMANENT IMPROVEMENTS AREA: 207,717,775,194 S.F. \times 1.25 = 259,647,218,992 S.F.
 PERMANENT IMPROVEMENTS AREA: 259,647,218,992 S.F. \times 1.25 = 324,559,023,740 S.F.
 PERMANENT IMPROVEMENTS AREA: 324,559,023,740 S.F. \times 1.25 = 405,698,779,675 S.F.
 PERMANENT IMPROVEMENTS AREA: 405,698,779,675 S.F. \times 1.25 = 507,123,474,594 S.F.
 PERMANENT IMPROVEMENTS AREA: 507,123,474,594 S.F. \times 1.25 = 633,904,343,238 S.F.
 PERMANENT IMPROVEMENTS AREA: 633,904,343,238 S.F. \times 1.25 = 792,380,429,047 S.F.
 PERMANENT IMPROVEMENTS AREA: 792,380,429,047 S.F. \times 1.25 = 990,475,536,309 S.F.
 PERMANENT IMPROVEMENTS AREA: 990,475,536,309 S.F. \times 1.25 = 1,238,094,420,386 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,238,094,420,386 S.F. \times 1.25 = 1,547,618,025,483 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,547,618,025,483 S.F. \times 1.25 = 1,934,522,531,854 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,934,522,531,854 S.F. \times 1.25 = 2,418,153,164,818 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,418,153,164,818 S.F. \times 1.25 = 3,022,691,456,022 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,022,691,456,022 S.F. \times 1.25 = 3,778,364,320,028 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,778,364,320,028 S.F. \times 1.25 = 4,722,955,400,035 S.F.
 PERMANENT IMPROVEMENTS AREA: 4,722,955,400,035 S.F. \times 1.25 = 5,903,694,250,044 S.F.
 PERMANENT IMPROVEMENTS AREA: 5,903,694,250,044 S.F. \times 1.25 = 7,379,617,812,555 S.F.
 PERMANENT IMPROVEMENTS AREA: 7,379,617,812,555 S.F. \times 1.25 = 9,224,522,265,694 S.F.
 PERMANENT IMPROVEMENTS AREA: 9,224,522,265,694 S.F. \times 1.25 = 11,530,652,832,118 S.F.
 PERMANENT IMPROVEMENTS AREA: 11,530,652,832,118 S.F. \times 1.25 = 14,413,316,040,147 S.F.
 PERMANENT IMPROVEMENTS AREA: 14,413,316,040,147 S.F. \times 1.25 = 18,016,645,050,184 S.F.
 PERMANENT IMPROVEMENTS AREA: 18,016,645,050,184 S.F. \times 1.25 = 22,520,806,312,730 S.F.
 PERMANENT IMPROVEMENTS AREA: 22,520,806,312,730 S.F. \times 1.25 = 28,151,007,890,913 S.F.
 PERMANENT IMPROVEMENTS AREA: 28,151,007,890,913 S.F. \times 1.25 = 35,188,759,863,641 S.F.
 PERMANENT IMPROVEMENTS AREA: 35,188,759,863,641 S.F. \times 1.25 = 43,985,949,829,551 S.F.
 PERMANENT IMPROVEMENTS AREA: 43,985,949,829,551 S.F. \times 1.25 = 54,982,437,286,939 S.F.
 PERMANENT IMPROVEMENTS AREA: 54,982,437,286,939 S.F. \times 1.25 = 68,728,046,608,674 S.F.
 PERMANENT IMPROVEMENTS AREA: 68,728,046,608,674 S.F. \times 1.25 = 85,910,058,260,843 S.F.
 PERMANENT IMPROVEMENTS AREA: 85,910,058,260,843 S.F. \times 1.25 = 107,387,572,826,054 S.F.
 PERMANENT IMPROVEMENTS AREA: 107,387,572,826,054 S.F. \times 1.25 = 134,234,466,032,568 S.F.
 PERMANENT IMPROVEMENTS AREA: 134,234,466,032,568 S.F. \times 1.25 = 167,793,082,540,710 S.F.
 PERMANENT IMPROVEMENTS AREA: 167,793,082,540,710 S.F. \times 1.25 = 209,741,353,175,888 S.F.
 PERMANENT IMPROVEMENTS AREA: 209,741,353,175,888 S.F. \times 1.25 = 262,176,691,469,860 S.F.
 PERMANENT IMPROVEMENTS AREA: 262,176,691,469,860 S.F. \times 1.25 = 327,720,864,337,325 S.F.
 PERMANENT IMPROVEMENTS AREA: 327,720,864,337,325 S.F. \times 1.25 = 409,651,080,421,656 S.F.
 PERMANENT IMPROVEMENTS AREA: 409,651,080,421,656 S.F. \times 1.25 = 512,063,850,527,070 S.F.
 PERMANENT IMPROVEMENTS AREA: 512,063,850,527,070 S.F. \times 1.25 = 640,079,813,158,838 S.F.
 PERMANENT IMPROVEMENTS AREA: 640,079,813,158,838 S.F. \times 1.25 = 800,099,766,448,547 S.F.
 PERMANENT IMPROVEMENTS AREA: 800,099,766,448,547 S.F. \times 1.25 = 1,000,124,833,060,684 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,000,124,833,060,684 S.F. \times 1.25 = 1,250,156,041,325,855 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,250,156,041,325,855 S.F. \times 1.25 = 1,562,695,051,657,319 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,562,695,051,657,319 S.F. \times 1.25 = 1,953,368,814,571,649 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,953,368,814,571,649 S.F. \times 1.25 = 2,441,711,018,214,561 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,441,711,018,214,561 S.F. \times 1.25 = 3,052,138,772,768,201 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,052,138,772,768,201 S.F. \times 1.25 = 3,815,173,465,960,251 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,815,173,465,960,251 S.F. \times 1.25 = 4,768,967,082,450,314 S.F.
 PERMANENT IMPROVEMENTS AREA: 4,768,967,082,450,314 S.F. \times 1.25 = 5,961,208,853,062,893 S.F.
 PERMANENT IMPROVEMENTS AREA: 5,961,208,853,062,893 S.F. \times 1.25 = 7,451,511,066,328,617 S.F.
 PERMANENT IMPROVEMENTS AREA: 7,451,511,066,328,617 S.F. \times 1.25 = 9,314,388,832,910,771 S.F.
 PERMANENT IMPROVEMENTS AREA: 9,314,388,832,910,771 S.F. \times 1.25 = 11,642,986,041,138,464 S.F.
 PERMANENT IMPROVEMENTS AREA: 11,642,986,041,138,464 S.F. \times 1.25 = 14,553,732,551,423,080 S.F.
 PERMANENT IMPROVEMENTS AREA: 14,553,732,551,423,080 S.F. \times 1.25 = 18,192,165,689,278,850 S.F.
 PERMANENT IMPROVEMENTS AREA: 18,192,165,689,278,850 S.F. \times 1.25 = 22,740,207,111,598,563 S.F.
 PERMANENT IMPROVEMENTS AREA: 22,740,207,111,598,563 S.F. \times 1.25 = 28,425,258,889,498,204 S.F.
 PERMANENT IMPROVEMENTS AREA: 28,425,258,889,498,204 S.F. \times 1.25 = 35,531,573,611,872,755 S.F.
 PERMANENT IMPROVEMENTS AREA: 35,531,573,611,872,755 S.F. \times 1.25 = 44,414,467,014,840,944 S.F.
 PERMANENT IMPROVEMENTS AREA: 44,414,467,014,840,944 S.F. \times 1.25 = 55,518,083,768,551,180 S.F.
 PERMANENT IMPROVEMENTS AREA: 55,518,083,768,551,180 S.F. \times 1.25 = 69,397,604,710,688,975 S.F.
 PERMANENT IMPROVEMENTS AREA: 69,397,604,710,688,975 S.F. \times 1.25 = 86,747,005,888,361,219 S.F.
 PERMANENT IMPROVEMENTS AREA: 86,747,005,888,361,219 S.F. \times 1.25 = 108,433,757,360,451,524 S.F.
 PERMANENT IMPROVEMENTS AREA: 108,433,757,360,451,524 S.F. \times 1.25 = 135,542,196,700,564,405 S.F.
 PERMANENT IMPROVEMENTS AREA: 135,542,196,700,564,405 S.F. \times 1.25 = 169,427,745,875,705,506 S.F.
 PERMANENT IMPROVEMENTS AREA: 169,427,745,875,705,506 S.F. \times 1.25 = 211,784,682,344,631,883 S.F.
 PERMANENT IMPROVEMENTS AREA: 211,784,682,344,631,883 S.F. \times 1.25 = 264,730,852,930,789,854 S.F.
 PERMANENT IMPROVEMENTS AREA: 264,730,852,930,789,854 S.F. \times 1.25 = 330,913,566,163,487,318 S.F.
 PERMANENT IMPROVEMENTS AREA: 330,913,566,163,487,318 S.F. \times 1.25 = 413,641,957,704,359,147 S.F.
 PERMANENT IMPROVEMENTS AREA: 413,641,957,704,359,147 S.F. \times 1.25 = 517,052,447,130,448,934 S.F.
 PERMANENT IMPROVEMENTS AREA: 517,052,447,130,448,934 S.F. \times 1.25 = 646,315,558,913,061,168 S.F.
 PERMANENT IMPROVEMENTS AREA: 646,315,558,913,061,168 S.F. \times 1.25 = 807,894,448,641,326,460 S.F.
 PERMANENT IMPROVEMENTS AREA: 807,894,448,641,326,460 S.F. \times 1.25 = 1,009,868,060,801,658,075 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,009,868,060,801,658,075 S.F. \times 1.25 = 1,262,335,076,002,072,594 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,262,335,076,002,072,594 S.F. \times 1.25 = 1,577,918,845,002,590,743 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,577,918,845,002,590,743 S.F. \times 1.25 = 1,972,398,556,253,238,429 S.F.
 PERMANENT IMPROVEMENTS AREA: 1,972,398,556,253,238,429 S.F. \times 1.25 = 2,465,498,200,316,548,036 S.F.
 PERMANENT IMPROVEMENTS AREA: 2,465,498,200,316,548,036 S.F. \times 1.25 = 3,081,872,750,395,685,045 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,081,872,750,395,685,045 S.F. \times 1.25 = 3,852,340,937,994,606,306 S.F.
 PERMANENT IMPROVEMENTS AREA: 3,852,340,937,994,606,306 S.F. \times 1.25 = 4,815,426,172,493,257,883 S.F.
 PERMANENT IMPROVEMENTS AREA: 4,815,426,172,493,257,883 S.F. \times 1.25 = 6,019,282,715,616,572,354 S.F.
 PERMANENT IMPROVEMENTS AREA: 6,019,282,715,616,572,354 S.F. \times 1.25 = 7,524,103,394,520,715,443 S.F.
 PERMANENT IMPROVEMENTS AREA: 7,524,103,394,520,715,443 S.F. \times 1.25 = 9,405,129,243,150,894,304 S.F.
 PERMANENT IMPROVEMENTS AREA: 9,405,129,243,150,894,304 S.F. \times 1.25 = 11,756,411,553,938,617,880 S.F.
 PERMANENT IMPROVEMENTS AREA: 11,756,411,553,938,617,880 S.F. \times 1.25 = 14,695,514,442,423,272,350 S.F.
 PERMANENT IMPROVEMENTS AREA: 14,695,514,442,423,272,350 S.F. \times 1.25 = 18,369,393,053,029,090,438 S.F.
 PERMANENT IMPROVEMENTS AREA: 18,369,393,053,029,090,438 S.F. \times 1.25 = 22,961,741,316,286,363,048 S.F.
 PERMANENT IMPROVEMENTS AREA: 22,961,741,316,286,363,048 S.F. \times 1.25 = 28,702,176,645,357,953,810 S.F.
 PERMANENT IMPROVEMENTS AREA: 28,702,176,645,357,953,810 S.F. \times 1.25 = 35,877,720,806,697,442,263 S.F.
 PERMANENT IMPROVEMENTS AREA: 35,877,720,806,697,442,263 S.F. \times 1.25 = 44,847,151,008,371,802,829 S.F.
 PERMANENT IMPROVEMENTS AREA: 44,847,151,008,371,802,829 S.F. \times 1.25 = 56,058,938,760,464,753,536 S.F.
 PERMANENT IMPROVEMENTS AREA: 56,058,938,760,464,753,536 S.F. \times 1.25 = 70,073,673,450,580,941,920 S.F.
 PERMANENT IMPROVEMENTS AREA: 70,073,673,450,580,941,920 S.F. \times 1.25 = 87,592,091,813,226,177,400 S.F.
 PERMANENT IMPROVEMENTS AREA: 87,592,091,813,226,177,400 S.F. \times 1.25 = 109,490,114,766,532,721,750 S.F.
 PERMANENT IMPROVEMENTS AREA: 109,490,114,766,532,721,750 S.F. \times 1.25 = 136,862,643,458,165,902,188 S.F.
 PERMANENT IMPROVEMENTS AREA: 136,862,643,458,165,902,188 S.F. \times 1.25 = 171,078,304,322,707,377,735 S.F.
 PERMANENT IMPROVEMENTS AREA: 171,078,304,322,707,377,735 S.F. \times 1.25 = 213,847,880,403,384,222,169 S.F.
 PERMANENT IMPROVEMENTS AREA: 213,847,880,403,384,222,169 S.F. \times 1.25 = 267,309,850,504,230,277,712 S.F.
 PERMANENT IMPROVEMENTS AREA: 267,309,850,504,230,277,712 S.F. \times 1.25 = 334,137,313,130,287,847,140 S.F.
 PERMANENT IMPROVEMENTS AREA: 334,137,313,130,287,847,140 S.F. \times 1.25 = 417,671,641,412,859,808,925 S.F.
 PERMANENT IMPROVEMENTS AREA: 417,671,641,412,859,808,925 S.F. \times 1.25 = 522,089,551,766,074,761,156 S.F.
 PERMANENT IMPROVEMENTS AREA: 522,089,551,766,074,761,156 S.F. \times 1.25 = 652,611,939,707,593,451,445 S.F.
 PERMANENT IMPROVEMENTS AREA: 652,611,939,707,593,451,445 S.F. \times 1.25 = 815,764,924,634,491,814,306 S.F.
 PERMANENT IMP

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-923 *Provisions for Increase in Fence and/or Wall Height in Any Front Yard*

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 3l of Sect. 10-104.
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.

- B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. If applicable, existing gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.